

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Roger A. Ward, is the owner of record of that real property situated in the W1/2 SE1/4 SW1/4 of Section 4, Township 1 North, Range 2 West, Ute Principal Meridian, Mesa County, Colorado, the ownership of which is demonstrated at Plat Book 18, Page 375, of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said real property under the name and style of Ward Minor Subdivision and being more particularly described as follows:

**PARCEL B OF THE WARD SIMPLE LAND DIVISION**

That said owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

- All drives, places and street rights-of-way are dedicated to the City of Fruita for the use of the public forever.
- All multi-purpose easements to the City of Fruita for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to, electric lines, cable TV lines, natural gas pipeline, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunication lines, and also the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Roger A. Ward, has caused his name to be hereunto subscribed this 27th day of December, A.D. 2005.

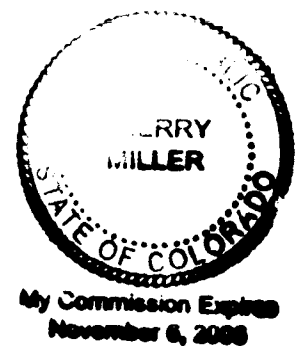
*Roger A. Ward*  
Owner

State of Colorado )  
County of Mesa ) ss.

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 27th day of December 2005, by Roger A. Ward.

Witness my hand and official seal  
My commission expires 11-06-06

*Sherry Miller*  
Notary Public



**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the Mesa County Clerk and Recorder at

3:48 o'clock at P.M. on the day of 6th day of Jan. 2006, Drafter # BR90

2005, and is duly recorded in Book 4072 at Page 145 as Document No. 2295644 *Janice Wash*

MESA COUNTY CLERK AND RECORDER Recording Fee: \$10.00-1.00

By *Yolisa M. Eckman*  
Deputy

Declarations or Protective Covenants are filed in Book \_\_\_\_\_ at Page \_\_\_\_\_

as document No. \_\_\_\_\_

**COMMUNITY DEVELOPMENT PLANNING COMMISSION CERTIFICATE**

This plat approved by the City of Fruita Planning Commission the 12th day of July 2005.

*Bruce Brantley*  
COMMUNITY DEVELOPMENT DIRECTOR

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

**TITLE CERTIFICATE**

*Abstract & Title Co.* does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Roger A. Ward free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 20th day of December, 2005

By *Debra N. Blanchette*  
Title examiner

**MORTGAGEE OR LIENHOLDER'S CERTIFICATE**

*HOMELOMENGS FINANCIAL NETWORK, INC.* does certify that it is the holder of

FIRST LIEN DEED OF TRUST

\_\_\_\_\_ against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 28th day of December 2005.

*Courtney Ehigye*  
Mortgagee or Lienholder

2711 N. HASKELL AVE # 900  
DALLAS, TX 75204

City, State

**FRUITA CITY COUNCIL**

This plat approved by the City Council of the City of Fruita, Colorado, this 6th day of December, 2005, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita of public dedications shown hereon, subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets, or easements dedicated to the public except as specifically agreed to by the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance or public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Board of Trustees.

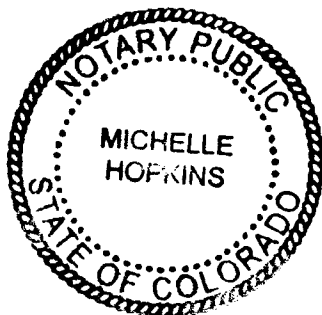
CITY OF FRUITA, COLORADO

By *James Adams*  
Mayor

Witness my hand and seal of the City of Fruita, Colorado

ATTEST:

*Michelle Hopkins*  
City Clerk, Deputy



**SURVEYOR'S CERTIFICATE**

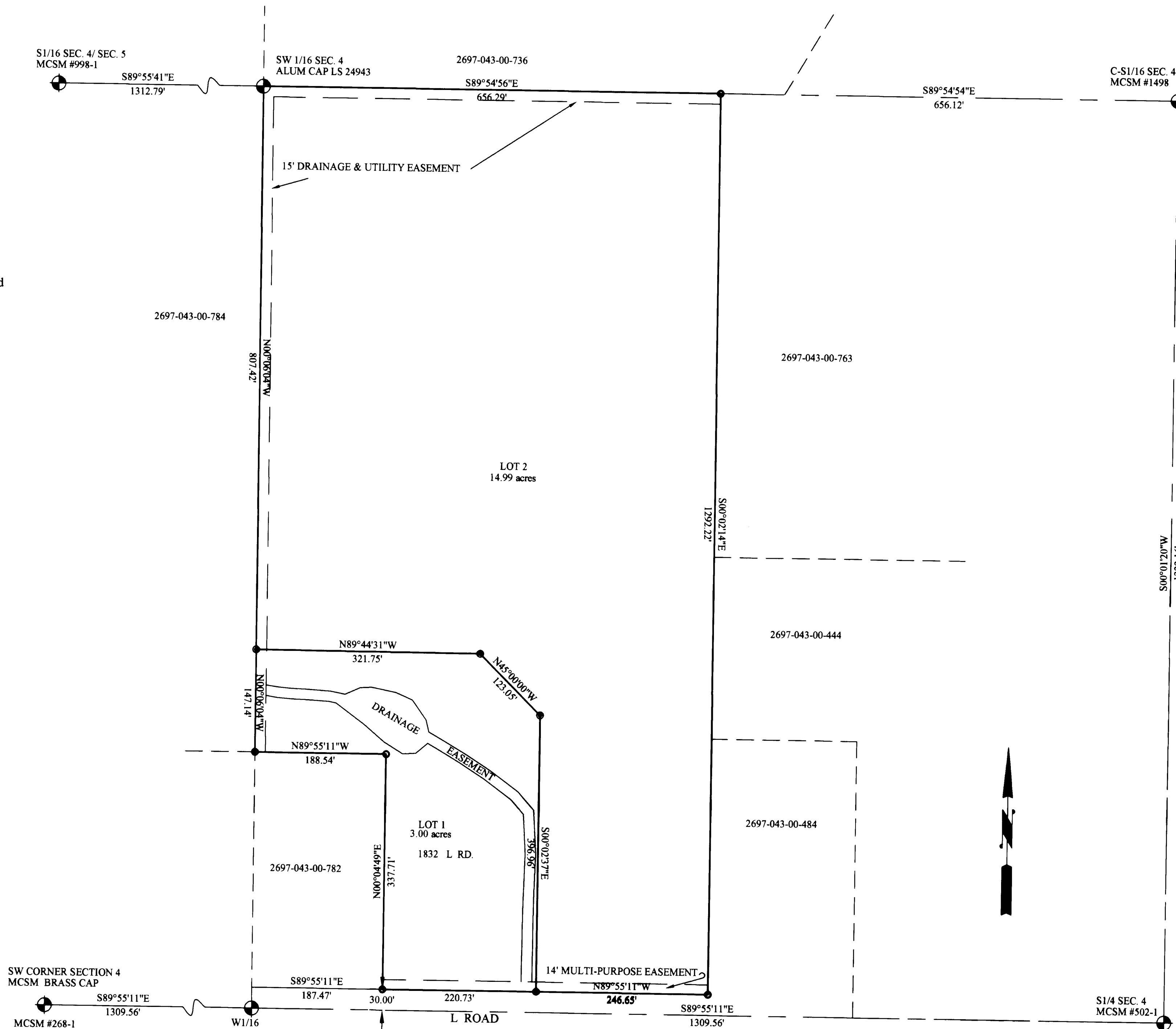
I, Robert J. Levine, do hereby certify that I am a registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the Ward Minor Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing this subdivision of land. I further certify that this plat contains all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act.

EXECUTED this 22nd day of DECEMBER 2005

Registered Land Surveyor.



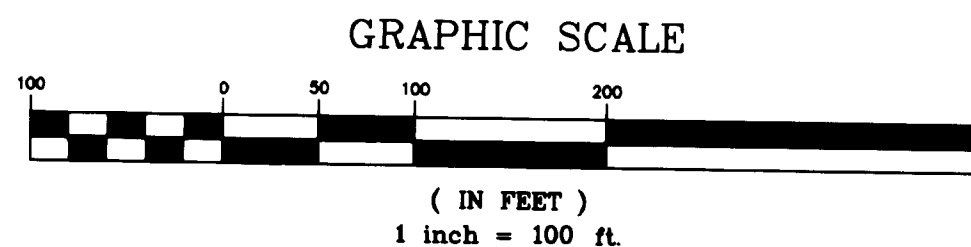
**WARD MINOR SUBDIVISION**



- NOTES:
- ALL EASEMENTS SHOWN HEREON CREATED BY PLAT OF THE WARD SIMPLE LAND DIVISION, PLAT BOOK 18, PAGE 375.
  - 30' 1/2 ROAD WIDTH FOR L ROAD DEDICATED ON PLAT OF THE WARD SIMPLE LAND DIVISION.
  - POSITIONAL TOLERANCE: MONUMENTS FOUND IN THE COURSE OF THIS SURVEY THAT ARE WITHIN +/- 0.25 FEET OF THEIR RECORD POSITION ARE CONSIDERED TO BE IN POSITION.

THIS DEVELOPMENT IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE PURSUANT TO C.R.S. 35-3-5-101 ET SEQ.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SE1/4 SW1/4 BEARS S89°55'11"E BETWEEN THE FOUND MONUMENTS SHOWN HEREON, SAID BEARING BASED UPON THE MESA COUNTY LOCAL COORDINATE SYSTEM OF THE SIMS DATA BASE.



- MESA COUNTY SURVEY MONUMENT
- FOUND REBAR AND CAP LS 24320
- SET REBAR AND CAP LS 29419

**WARD MINOR SUBDIVISION FINAL PLAT**  
SITUATED IN THE W1/2 SE1/4 SW1/4 SECTION 4, T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO

SURVEYIT, INC.  
2754 COMPASS DRIVE, SUITE 195  
GRAND JUNCTION, CO 81506 970-245-3777

DATE: SEPT. 19, 2005