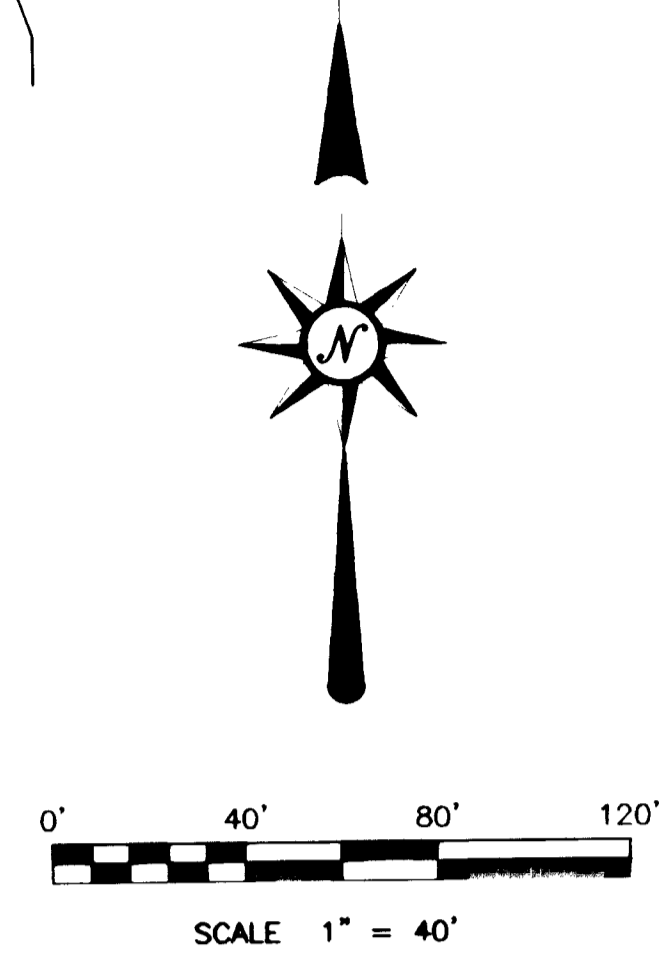
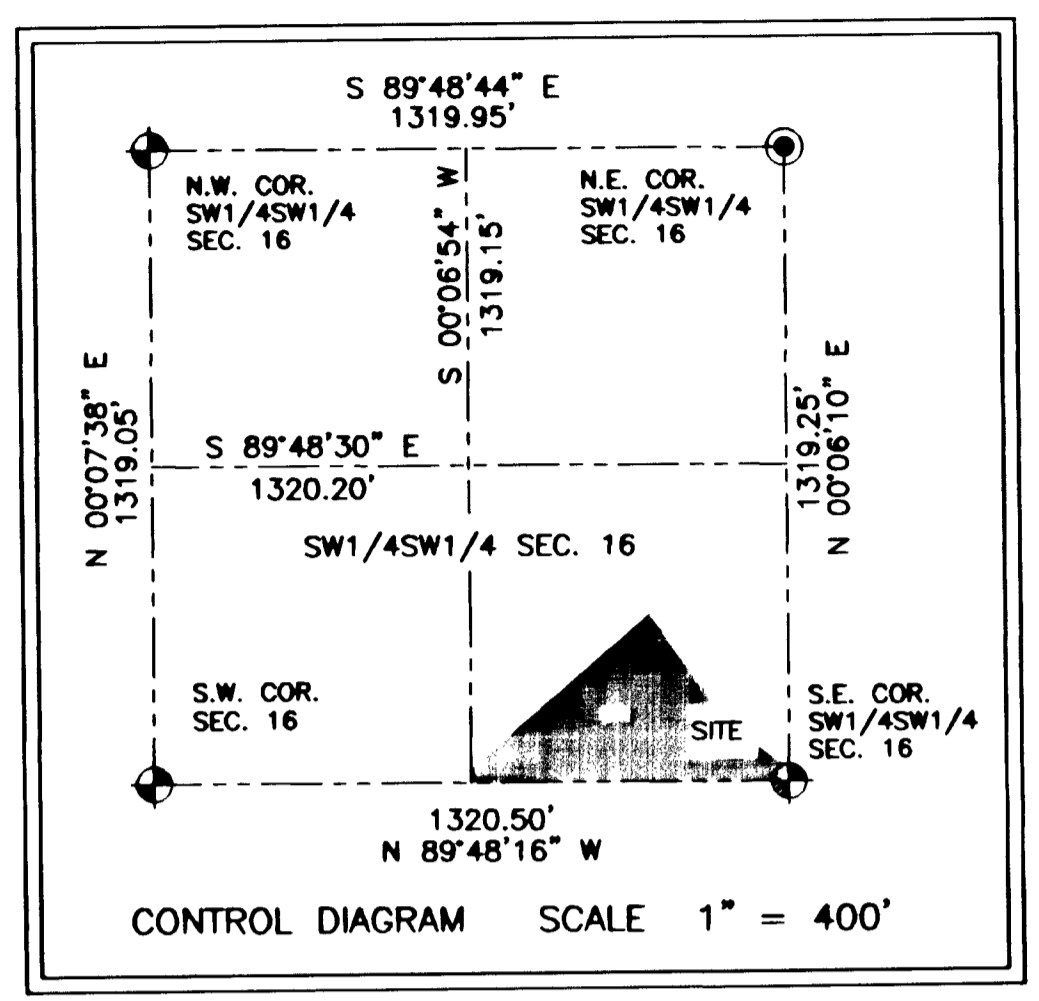


WILDCAT SUBDIVISION

CURVE TABLE

CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BRG	DELTA ANGLE	TANGENT
C1	35.00'	85.20'	65.67'	N 20°27'26" E	139°28'36"	94.81'
C2	507.46'	105.85'	105.65'	S 55°15'23" E	11°57'02"	53.12'
C3	507.46'	128.36'	128.03'	S 42°02'04" E	14°29'34"	64.53'

N.E. COR.
SW1/4SW1/4
SEC. 16



CERTIFICATE OF DEDICATION AND OWNERSHIP

I, The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, A Utah Corporation Sole, the sole owner of all that real property recorded in Book 1136 at Page 717 of Mesa County Real Property Records and described as follows:
That certain parcel of land situate in the SE1/4SW1/4 of Section 16, Township One North, Range Two West of the Ute Meridian, City of Fruita, County of Mesa, Colorado, the perimeter of which is described as a result of survey as follows:
Commencing at a Mesa County Survey Marker for the S.E. Corner of the SW1/4SW1/4 of said Section 16, from whence a Mesa County Survey Marker for the S.W. Corner of said Section 16 bears N89°48'16" W 1320.50 feet; thence N00°06'10" E 30.00 feet to the point of beginning; thence N89°48'16" W on the northerly right-of-way line of J Road (Wildcat Avenue), 659.62 feet to the centerline of a drainage easement described in Book 1493 at Page 108 of the Mesa County real property records; thence leaving said northerly right-of-way line and continuing on said easement centerline N45°17'44" E 28.58 feet; thence N49°34'44" E 462.15 feet to the intersection with the southeasterly right-of-way line of the Old Fruita Highway, as amended by Book 1073, Page 573; thence leaving said drainage easement centerline, and continuing on said Old Fruita Highway right-of-way line S34°47'16" E 199.46 feet; thence 234.21 feet on the arc of a 507.46 foot radius curve to the left (the central angle of which is 26°26'36" and the chord of which bears S48°00'35" E 232.14 feet); thence on the easterly line of the SW1/4SW1/4 of said Section 16 S00°06'10" W 1.69 feet to the beginning.
have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the Wildcat Subdivision in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use the right-of-way shown hereon. We hereby accept the responsibility for the completion of required public improvements for the Wildcat Subdivision and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing services for which the easements are established. We do hereby dedicate to the public utilities the utility easements shown hereon and do hereby dedicate to the irrigation users irrigation easements shown hereon.

EXECUTED this 29th day of April, 2002.
STATE OF UTAH COUNTY OF MESE
Terry F. Rudd
Notary Public
GORDON R. JESSEE
NOTARY PUBLIC STATE OF UTAH
My commission expires: 11 29 04



- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊗ SET REBAR & CAP LS-18469
 - ⊙ FOUND ALLOY CAP LS 16835

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission on the 14th day of May, 2002.
Chairman

TITLE CERTIFICATE

Stewart Title of Grand Jct. 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 Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 8th day of May, 2002.

By: Donald K Paris
Title Examiner's signature

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 15 day of MAY, 2002, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita, Colorado, 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 Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of 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, subsurface 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 Council.

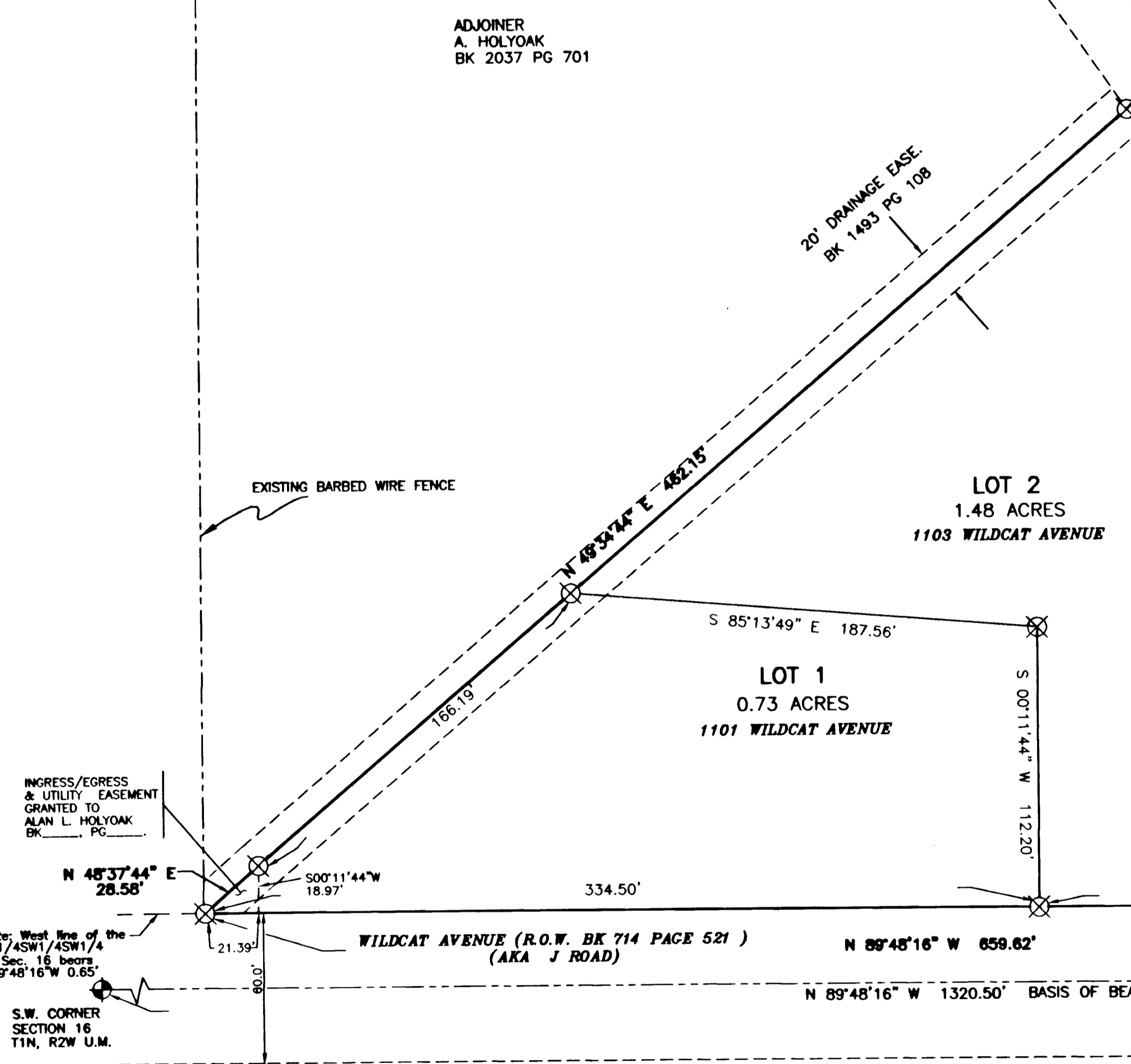
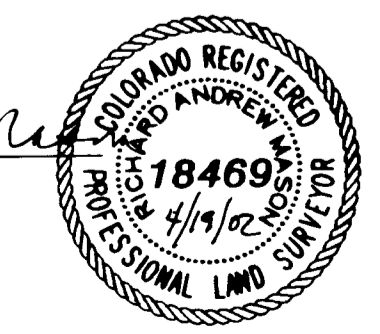
Witness my hand and seal of the City of Fruita, Colorado
Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 3:35 o'clock of P.M. on the 22nd day of MAY, 2002, and is duly recorded in Book 14 at Page 19 as RECEPTION 2057704
Mona Lisa Tull, MESA COUNTY CLERK AND RECORDER
Lucille McElroy, Deputy
Fees: 10.00
Declarations or Protective Covenants are filed in Book _____ at Page _____ as Document No. _____

SURVEYOR'S CERTIFICATE

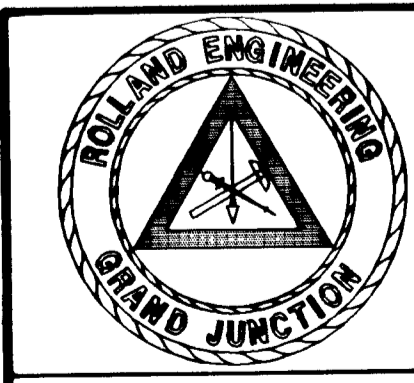
I, Richard A. Mason, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the Wildcat Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey 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 the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.
EXECUTED this 19 day of April, 2002.
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



AREA SUMMARY		
	ACRES	% TOTAL
LOT 1	0.73	32.30%
LOT 2	1.48	65.49%
DEDICATED R.O.W.	0.05	2.21%
TOTAL	2.26	100.00%

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 from the date of the certification shown hereon.

- THERE ARE UNDERGROUND ELECTRIC LINES SOUTH OF J ROAD AT HIGH SCHOOL PROPERTY.
- GENERAL NOTES**
- Title information from Mesa County real property records and from the following:
a. Stewart Title Guaranty Co., file no. 01001204V, effective date 02/20/2001.
 - Basis of bearings derived from the plat of Hobbs Simple Land Division, Plat Book 15, Page 309. N89°48'16" W 1320.50 feet between Mesa County Survey Markers at the S.E. Corner of the SW1/4SW1/4 and the S.W. Corner of the SW1/4SW1/4 Section 16
 - J Road (Wildcat Avenue) runs along the Section Lines. Public highways were decreed along Section Lines by Book 714, Page 521 (this Township Page 530). This decree only affected lands patented after March 11, 1890. The SW1/4 was patented June, 1890.
 - Area (Net) = 2.26 Acres
 - Except for fences, no improvements are shown.
 - Elevations based on MesaCo LCS (NAVD-88).



File Name: D:\1116\1116SITE.DWG

WILDCAT SUBDIVISION FINAL PLAT

PROPERTY LOCATED IN SW1/4 SW1/4 OF SECTION 16 IN T1N, R2W OF THE UTE MERIDIAN CITY OF FRUITA, MESA COUNTY COLORADO

Designed	Checked	Proj#	Sheet
RAM		1116	1

Drawn Date: 1/07/02 Rev: 4/15/02 Of: 1

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300