

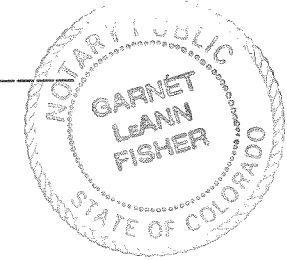
# FINAL PLAT

## WILDCAT RANCH SUBDIVISION

### SE1/4 SW1/4 OF SECTION 16, T.1 N., R.2 W. OF THE UTE MERIDIAN

### CITY OF FRUITA, MESA COUNTY, COLORADO

STATE OF COLORADO )  
 COUNTY OF Mesa ) ss.  
 The foregoing was acknowledged before me this 20<sup>th</sup> day of April, 2006,  
 by Fred B. Schwartz and Winona B. Schwartz  
 Witness my hand and official seal.  
 My commission expires: 11-13-2009  
*Garnet LeAnn Fisher*  
 Notary Public



TITLE CERTIFICATE  
Abstract Title of Mesa County, 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 Ridmore Enterprises, Inc., free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 20 day of April, 2006.

*Barbara A. Duggin, Sec. Comm.*  
 COMPOSITE SITE PLAN

Other conditions and restrictions applicable to the lots within Wildcat Ranch Subdivision are shown and described on the Wildcat Ranch Composite Site Plan recorded in Book 4156 at Page 557.

DECLARATION OF COVENANTS  
 Declaration of Covenants, Conditions and Restrictions for Wildcat Ranch Subdivision is filed in Book 4156 at Pages 547-548 as Document No. 5316727.

PLANNING COMMISSION CERTIFICATE  
 This Plat approved by the City of Fruita Planning Commission the 28<sup>th</sup> day of April, 2006.

*Steven J. Carter*  
 Chairman  
 CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 28<sup>th</sup> day of April, 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the 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 City 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, sub-surface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a planning clearance, building 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, street lighting, street signs, other traffic control devices, 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 City Council.

CITY OF FRUITA, COLORADO  
 By: *James Colman*  
 Mayor  
 Witness my hand and official seal of the City of Fruita, Colorado.  
 ATTEST:  
*William J. Salzman*  
 City Clerk

SURVEYOR'S STATEMENT  
 I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of WILDCAT RANCH SUBDIVISION, a subdivision of a part of the City of Fruita, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 20<sup>th</sup> day of April, 2006.  
*Dennis R. Shellhorn*  
 Dennis R. Shellhorn 18478  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE  
 State of Colorado )  
 County of Mesa ) ss.  
 This Plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:40 o'clock P. M., on this 15<sup>th</sup> day of May, 2006,  
 A.D., and was recorded at Reception No. 2316925, Book 4156,  
 Page 556, Drawer No. SS-23, Fees \$10.00 + 1.00.  
 By: *Janice Ward* *Lorie M. Eckman*  
 Clerk and Recorder Deputy

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ridmore Enterprises, Inc., a Colorado corporation, is the owner of record of that real property situated in the E1/2 SE1/4 SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4130 at Page 383 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 WILDCAT RANCH SUBDIVISION, and being more particularly described as follows:

Beginning at the SE corner of the SE1/4 SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, thence North 84°34'42" West along the South line of said Section 16 a distance of 348.50 feet to the true point of beginning; thence North 00°13'03" East a distance of 625.00 feet; thence North 84°34'42" West a distance of 311.74 feet to the West line of the E1/2 SE1/4 SW1/4; thence South 00°12'48" West along said West line a distance of 625.00 feet to the South line of said Section 16; thence South 84°34'42" East along said South line a distance of 311.74 feet to the true point of beginning; EXCEPT the southerly 30.00 feet for a road right of way.

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 14' multi-purpose easements are dedicated 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 pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and tele-communications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- Drainage/Detention easement across Lot 5 Block 2 is dedicated to the City of Fruita as a perpetual easement for the detention of stormwater which originates on the property platted. The Wildcat Ranch Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities. No permanent or temporary structures, such as slabs, sheds, fences, or raised landscaping are allowed without written approval from the City of Fruita.

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, Ridmore Enterprises, Inc., has caused its name to be hereunto subscribed this 19<sup>th</sup> day of April, A.D., 2006.

Ridmore Enterprises, Inc., a Colorado corporation

By: *Jul A. A. Pres.*  
 President

STATE OF COLORADO )  
 COUNTY OF Mesa ) ss.

On this 19<sup>th</sup> day of April, A.D., 2006, before me the undersigned officer, the foregoing Certificate of Ownership and Dedication for the purposes therein contained. IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires: 8/29/06  
*Kathy M. Hart*  
 Notary Public

#### SUBORDINATION BY LIENHOLDERS

Home Loan & Investment Company, being the holder of a promissory note secured by a Deed of Trust dated April 5, 2006, recorded April 7, 2007, in Book 4130 at Page 384, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: *Home Loan & Investment Company*  
 Lienholder

STATE OF COLORADO )  
 COUNTY OF Mesa ) ss.

The foregoing was acknowledged before me this 20<sup>th</sup> day of April, 2006, by *Eric Daugherty* as agent of Home Loan & Investment Company. Witness my hand and official seal.

My commission expires: 8-16-06

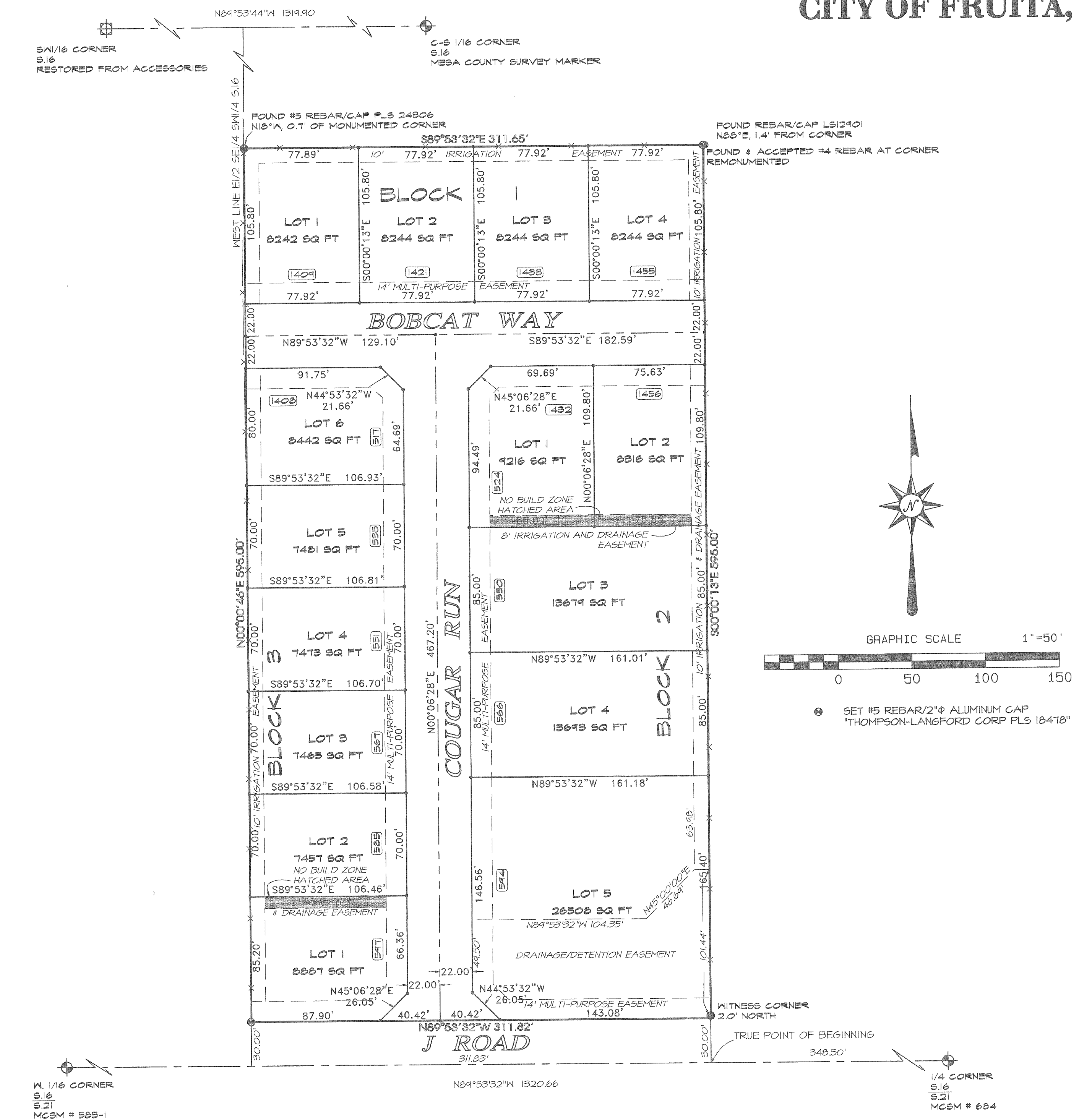
*Mimi Hood*  
 Notary Public

#### SUBORDINATION BY LIENHOLDERS

Fred B. Schwartz and Winona B. Schwartz, being the holders of a promissory note secured by a Deed of Trust dated April 5, 2006, recorded April 6, 2007, in Book 4124 at Page 445 in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consent to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: *Fred B. Schwartz*  
*Winona B. Schwartz*  
 Fred B. Schwartz  
 Winona B. Schwartz

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.



Irrigation easements are granted by separate instrument to the Wildcat Ranch Homeowners' Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems on the property platted.  
 Drainage easements also granted by separate instrument to the Wildcat Ranch Homeowners' Association as perpetual easements for the management and operation of drainage facilities.  
 This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Transation Title Insurance Company, No. A52-004007T dated July 5, 2005.  
 BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the South one-quarter corner of Section 16, and the brass cap Mesa County Survey marker at the West one-sixteenth corner on the South line of Section 16. The measured bearing of this line is N84°53'32" W.  
 This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the lines and distances have been preserved except where they yield to record monuments and/or senior or controlling lines.

BLOCK	LOT	AREA (SQ FT)	ACRES	% AREA	USE	ADDRESS
3	1	8897	0.204	5.862	RESIDENTIAL	541 COUGAR RUN
2	1	4316	0.212	6.000	RESIDENTIAL	524 COUGAR RUN/432 BOBCAT WAY
	2	8242	0.184	5.491	RESIDENTIAL	1404 BOBCAT WAY
	1	8244	0.184	5.490	RESIDENTIAL	1421 BOBCAT WAY
	2	8916	0.211	5.486	RESIDENTIAL	1456 COUGAR RUN
	3	1451	0.171	4.411	RESIDENTIAL	585 COUGAR RUN
	2	13674	0.314	4.024	RESIDENTIAL	550 COUGAR RUN
	3	1465	0.171	4.424	RESIDENTIAL	567 COUGAR RUN
	1	8244	0.184	5.489	RESIDENTIAL	1433 BOBCAT WAY
	2	13649	0.314	4.033	RESIDENTIAL	566 COUGAR RUN
	1	8244	0.184	5.490	RESIDENTIAL	1455 BOBCAT WAY
	3	1473	0.172	4.430	RESIDENTIAL	551 COUGAR RUN
	3	1461	0.172	4.435	RESIDENTIAL	535 COUGAR RUN
	2	26508	0.604	17.487	RESIDENTIAL	344 COUGAR RUN
	3	8442	0.184	5.564	RESIDENTIAL	517 COUGAR RUN/408 BOBCAT WAY
TOTAL LOTS		19191	3.400	100.000		
STREETS		33942	0.776			
TOTAL AREA		185483	4.256			

## FINAL PLAT

### WILDCAT RANCH SUBDIVISION

SE1/4 SW1/4 S.16 T.1 N., R.2 W. UTE MERIDIAN  
 CITY OF FRUITA, MESA COUNTY, COLORADO

SECTION: SE1/4 SW1/4 S.16 T1N1 R2W UTE MERIDIAN: UTE

### THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 [tlc@tlwest.com](mailto:tlc@tlwest.com)

Date of Survey: Sep 26, 2005 Field Surveyor: SLG Revision Date: Apr 18, 2006  
 Drawn: DRS Checked: KST Approved: DRS Job No. 0668-010  
 S:\Survey\0668 Anson\010 1840 J Rd\WILDCAT RANCH RIDMORE.prj Sheet 1 of 1