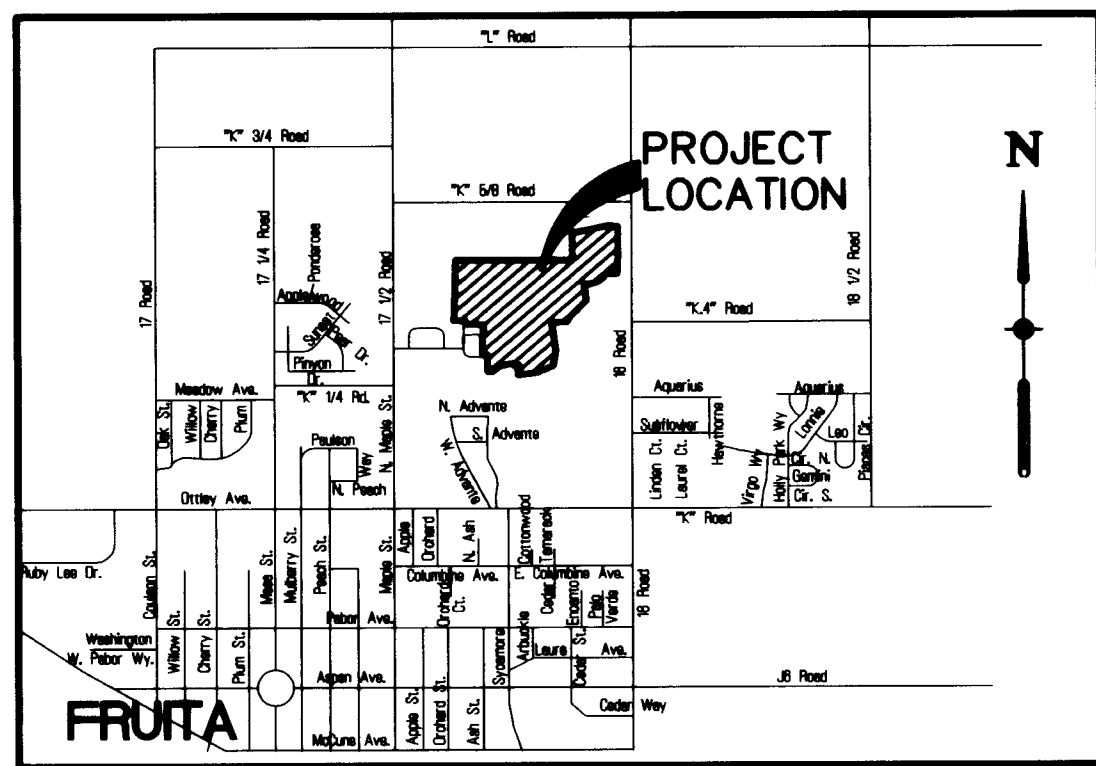


FINAL PLAT OF
WILDWOOD ACRES SUBDIVISION, FILING TWO

REPLAT OF BLOCK 6, WILDWOOD ACRES, FILING ONE.
SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4
OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO



VICINITY MAP

LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
 - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
 - FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP PE/PLS 14113
 - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 16835
 - △ FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP, NICHOLS 12093
 - ▲ FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, LS 20677
 - ◆ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - W.C. WITNESS CORNER
 - R.M. REFERENCE MONUMENT
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

AREA SUMMARY

LOTS	14.540 ACRES±	38.9%
ROADS	4.502 ACRES±	12.0%
TRACT A	2.997 ACRES±	8.0%
TRACT B	9.625 ACRES±	25.8%
TRACT C	5.713 ACRES±	15.3%
TOTAL	37.377 ACRES±	100%

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 14th day of May, 2004, 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 provisions that approval in no way obligates the City of Fruita for financing or constructing 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 City Council.

City of Fruita, Colorado.

By: [Signature]
Mayor

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



Attest: [Signature]
City Clerk

CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 10th day of August, A.D., 2004.

[Signature]
Chairman

TITLE CERTIFICATE

FIRST AMERICAN HERITAGE TITLE COMPANY, 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 Fruita Wildwood, LLC, free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this 14th day of August, A.D., 2004.

[Signature]
Title examiner

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
County of Mesa } ss

I hereby certify that this instrument was filed in my office at 4:07 P.M., on this 14th day of August, A.D., 2004, in Book No. 3716, Page(s) No. 526-529, Reception Number 2207831, Drawer PP-89, Fees \$40.00 + 1.00.

[Signature]
Mesa County Clerk and Recorder

[Signature]
Deputy

DECLARATIONS

Declarations or Protective Covenants are filed in Book 3512 at Pages 176 through 196 as Document No. 241876.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Fruita Wildwood, LLC, a Colorado limited liability company, is the owner of record of that real property situated the SE 1/4 of the SE 1/4 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 8, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3514, Page 82 of the records in the office of the Mesa County Clerk and Recorder. Said owner do hereby Plat said real property under the name and style of WILDWOOD ACRES SUBDIVISION, FILING TWO and being more particularly described as follows:

Block 6 of Wildwood Acres, Filing One as recorded in Plat Book 18, Pages 178 through 180 of the records in the office of the Mesa County Clerk and Recorder. Situated the SE 1/4 of the SE 1/4 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 8, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado.

Wildwood Acres Subdivision, Filing Two as described above contains 37.377 acres more or less.

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-ways 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 pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- Tract A shown hereon is dedicated and conveyed to the City of Fruita for: (a) the conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) open space for the preservation of natural habitat; (c) ingress and egress use by the general public for pedestrian, recreation and open space purposes as determined appropriate by the City.

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 said easement 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 acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Fruita Wildwood, LLC, a Colorado limited liability company, have caused its name to be hereunto subscribed this 14th day of August, A.D., 2004.

[Signature]
Alan Parkerson, Manager

ACKNOWLEDGMENT OF OWNER

State of Colorado }
County of Mesa } ss

On this 8th day of August, A.D., 2004, before me the undersigned officer, personally appeared Alan Parkerson, Manager of Fruita Wildwood, LLC, and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

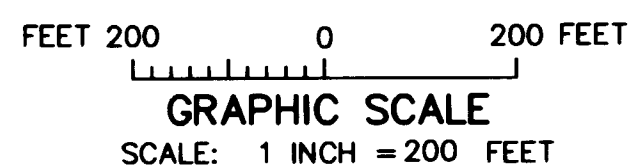
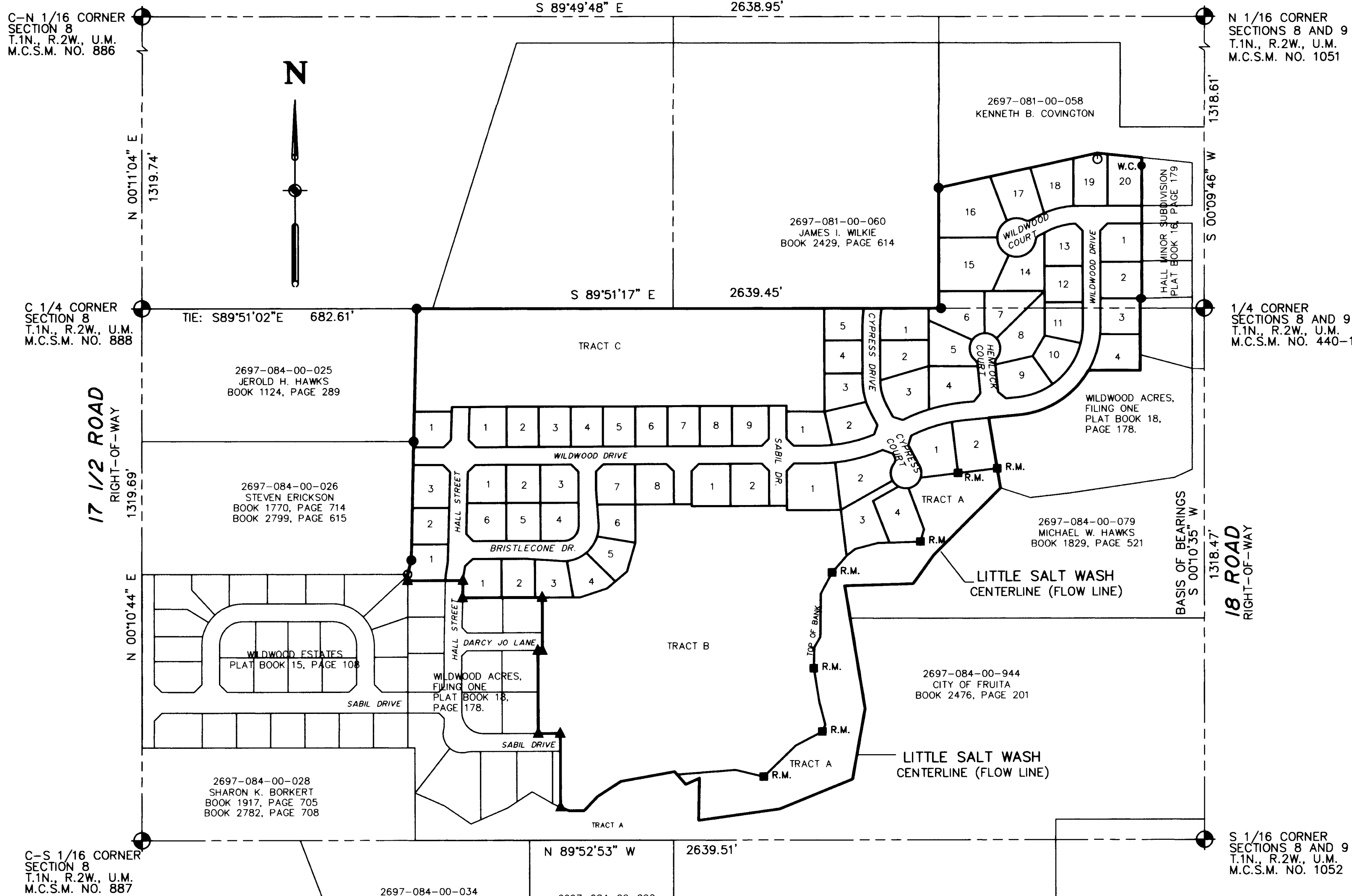
My commission expires 8-2-07
[Signature]
Notary Public

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Wildwood Acres Subdivision, Filing Two shown hereon was prepared under my direct supervision and is in compliance with Title 38, Article 51, C.R.S., as amended. I further state that information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act, are set forth on this Plat and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 8th day of August, A.D., 2004.

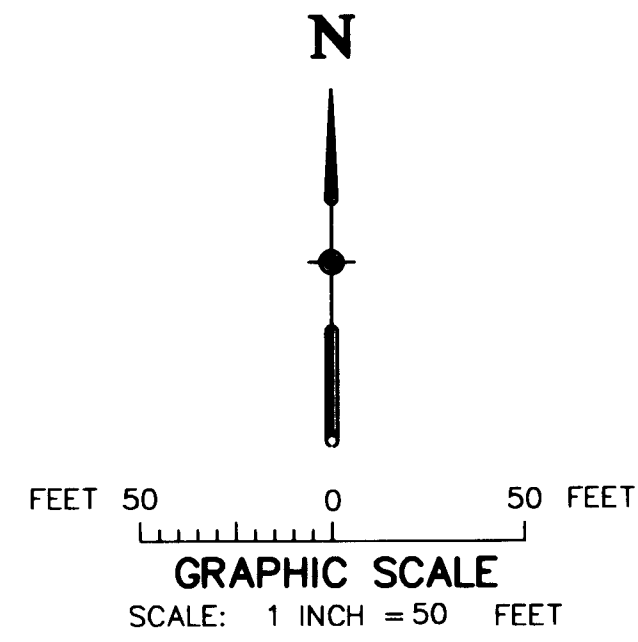
Dean E. Ficklin
P.L.S., 19597



FINAL PLAT OF
WILDWOOD ACRES SUBDIVISION,
FILING TWO
REPLAT OF BLOCK 6, WILDWOOD ACRES, FILING ONE.
SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE
N 1/2 OF THE SE 1/4 OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
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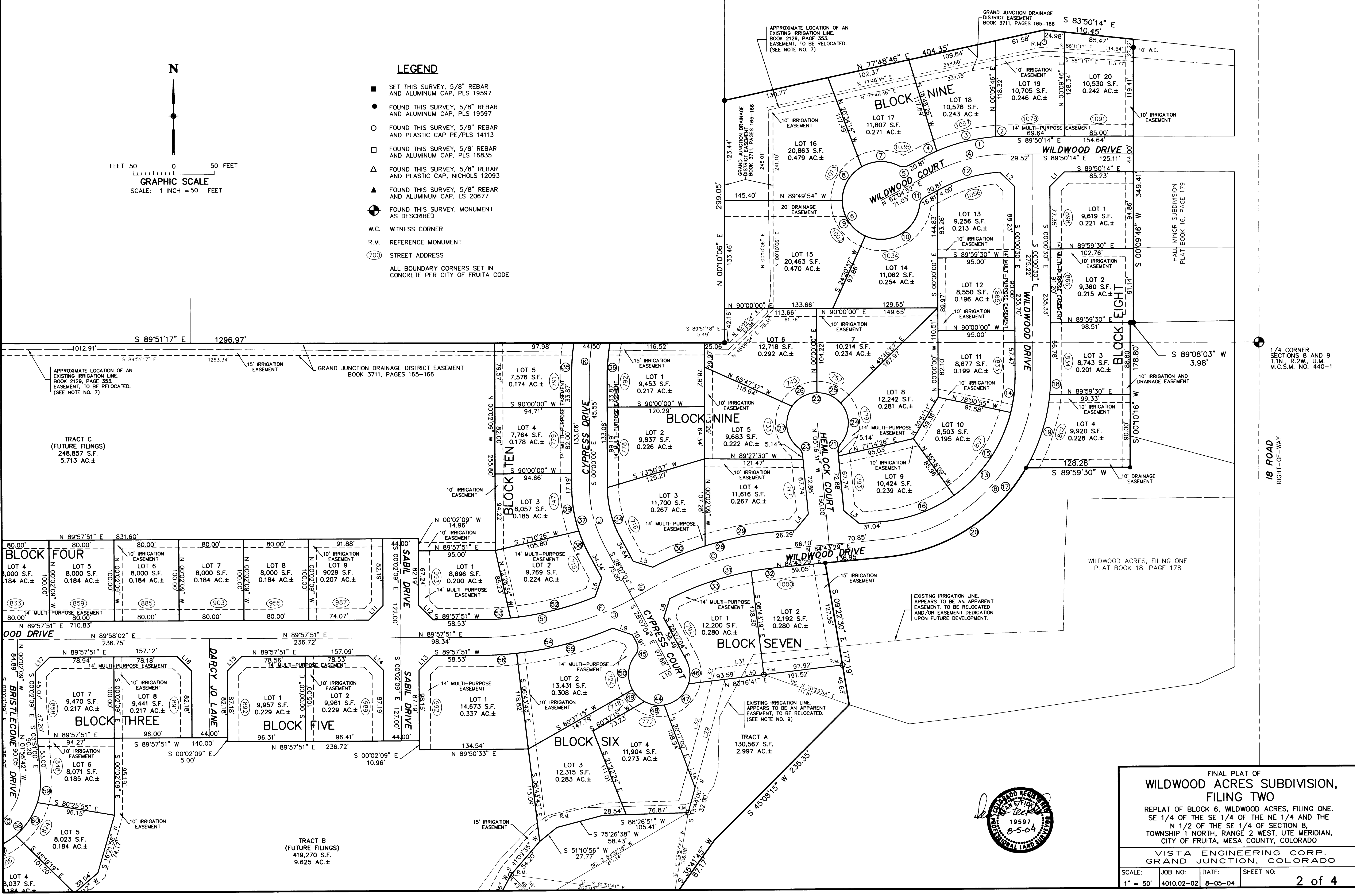
VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 200'	4010.02-02	8-05-04	1 of 4



LEGEND

- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
 - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
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 - ▲ FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, LS 20677
 - ⊙ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - W.C. WITNESS CORNER
 - R.M. REFERENCE MONUMENT
 - (700) STREET ADDRESS
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

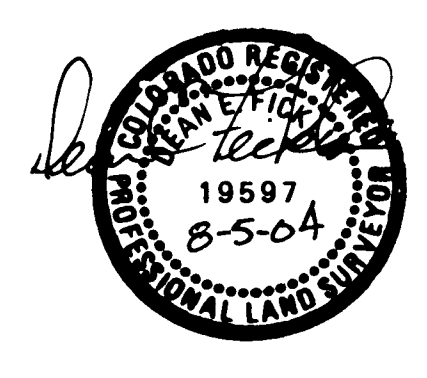


FINAL PLAT OF
**WILDWOOD ACRES SUBDIVISION,
FILING TWO**

REPLAT OF BLOCK 6, WILDWOOD ACRES, FILING ONE.
SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE
N 1/2 OF THE SE 1/4 OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4010.02-02	8-05-04	2 of 4



1/4 CORNER
SECTIONS 8 AND 9
T.1N., R.2W., U.M.
M.C.S.M. NO. 440-1

1/8 ROAD
RIGHT-OF-WAY

WILDWOOD ACRES, FILING ONE
PLAT BOOK 18, PAGE 178

EXISTING IRRIGATION LINE.
APPEARS TO BE AN APPARENT
EASEMENT, TO BE RELOCATED
AND/OR EASEMENT DEDICATION
UPON FUTURE DEVELOPMENT.

APPROXIMATE LOCATION OF AN
EXISTING IRRIGATION LINE.
BOOK 2129, PAGE 353.
EASEMENT, TO BE RELOCATED.
(SEE NOTE NO. 7)

GRAND JUNCTION DRAINAGE
DISTRICT EASEMENT
BOOK 3711, PAGES 165-166

APPROXIMATE LOCATION OF AN
EXISTING IRRIGATION LINE.
BOOK 2129, PAGE 353.
EASEMENT, TO BE RELOCATED.
(SEE NOTE NO. 7)

TRACT C
(FUTURE FILINGS)
248,857 S.F.
5.713 AC.±

TRACT B
(FUTURE FILINGS)
419,270 S.F.
9.625 AC.±

TRACT A
130,567 S.F.
2.997 AC.±

CENTERLINE CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	28°04'54"	200.00'	98.02'	50.02'	97.05'	S76°07'19"W
B	84°43'59"	200.00'	295.77'	182.41'	269.55'	N42°21'29"E
C	24°53'24"	400.00'	173.76'	88.27'	172.40'	S72°16'47"W
D	15°03'51"	400.00'	105.17'	52.89'	104.87'	N67°22'01"E
E	02°02'51"	400.00'	14.29'	7.15'	14.29'	N60°51'30"E
F	13°01'00"	400.00'	90.87'	45.63'	90.68'	N68°23'26"E
G	10°12'35"	150.18'	97.39'	62.00'	87.68'	N44°57'51"E
H	90°00'00"	62.00'	97.39'	26.76'	26.73'	S07°03'26"W
I	10°28'31"	150.00'	27.42'	13.75'	27.39'	N06°55'39"E
J	28°07'04"	150.00'	73.61'	37.56'	72.88'	N14°03'32"W
K	08°42'13"	300.00'	45.57'	22.83'	45.53'	N04°21'06"E

CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	28°04'54"	222.00'	108.81'	55.52'	107.72'	S76°07'19"W
2	03°58'05"	222.00'	15.38'	7.69'	15.37'	S88°10'44"W
3	19°24'59"	222.00'	75.23'	37.98'	74.87'	S76°29'11"W
4	04°41'49"	222.00'	18.20'	9.10'	18.19'	S64°25'47"W
5	54°44'37"	13.50'	12.90'	6.99'	12.41'	N89°27'11"E
6	28°29'14"	48.00'	24.252'	33.93'	55.41'	S27°55'08"E
7	56°43'41"	48.00'	47.52'	25.91'	45.81'	S88°27'39"W
8	59°55'43"	48.00'	50.21'	27.67'	47.95'	S30°07'57"W
9	65°49'29"	48.00'	55.15'	31.07'	52.16'	S32°44'39"E
10	107°00'22"	48.00'	89.65'	77.17'	N60°50'26"E	
11	54°44'37"	13.50'	12.90'	6.99'	12.41'	S34°42'34"W
12	24°45'24"	178.00'	76.91'	39.07'	76.31'	S74°27'34"W
13	84°43'59"	178.00'	263.24'	162.35'	239.90'	N42°21'29"E
14	14°11'37"	178.00'	44.09'	22.16'	43.98'	N07°05'18"E
15	40°45'56"	178.00'	126.65'	66.14'	123.99'	N34°34'05"E
16	29°46'26"	178.00'	92.50'	47.32'	91.46'	N69°50'16"E
17	84°43'59"	222.00'	328.31'	202.48'	299.20'	N42°21'29"E
18	05°41'28"	222.00'	22.05'	11.03'	22.04'	N02°50'14"E
19	24°36'42"	222.00'	95.36'	48.43'	94.63'	N17°59'20"E
20	54°25'48"	222.00'	210.90'	114.17'	203.05'	N57°30'35"E
21	46°25'25"	13.50'	10.94'	5.79'	10.64'	S17°56'11"W
22	27°25'50"	38.00'	180.96'	36.16'	52.39'	S84°43'29"W
23	46°25'25"	13.50'	10.94'	5.79'	10.64'	N28°29'14"W
24	82°25'45"	38.00'	54.67'	33.28'	50.08'	N00°03'59"W
25	49°47'44"	38.00'	33.03'	17.64'	32.00'	N66°10'44"W
26	54°28'13"	38.00'	36.13'	19.56'	34.78'	S61°41'18"W
27	86°09'08"	38.00'	57.14'	35.53'	51.91'	S08°37'23"E
28	21°19'29"	422.00'	157.06'	79.45'	156.16'	S74°03'44"W
29	11°50'05"	422.00'	111.78'	87.17'	87.01'	S78°48'26"W
30	09°29'25"	422.00'	69.90'	35.03'	69.82'	S68°08'42"W
31	21°07'50"	378.00'	139.41'	70.50'	138.62'	S74°09'33"W
32	05°00'09"	378.00'	33.00'	16.51'	32.99'	S82°13'24"W
33	16°07'41"	378.00'	106.40'	53.56'	106.05'	S71°39'29"W

CURVE INFORMATION

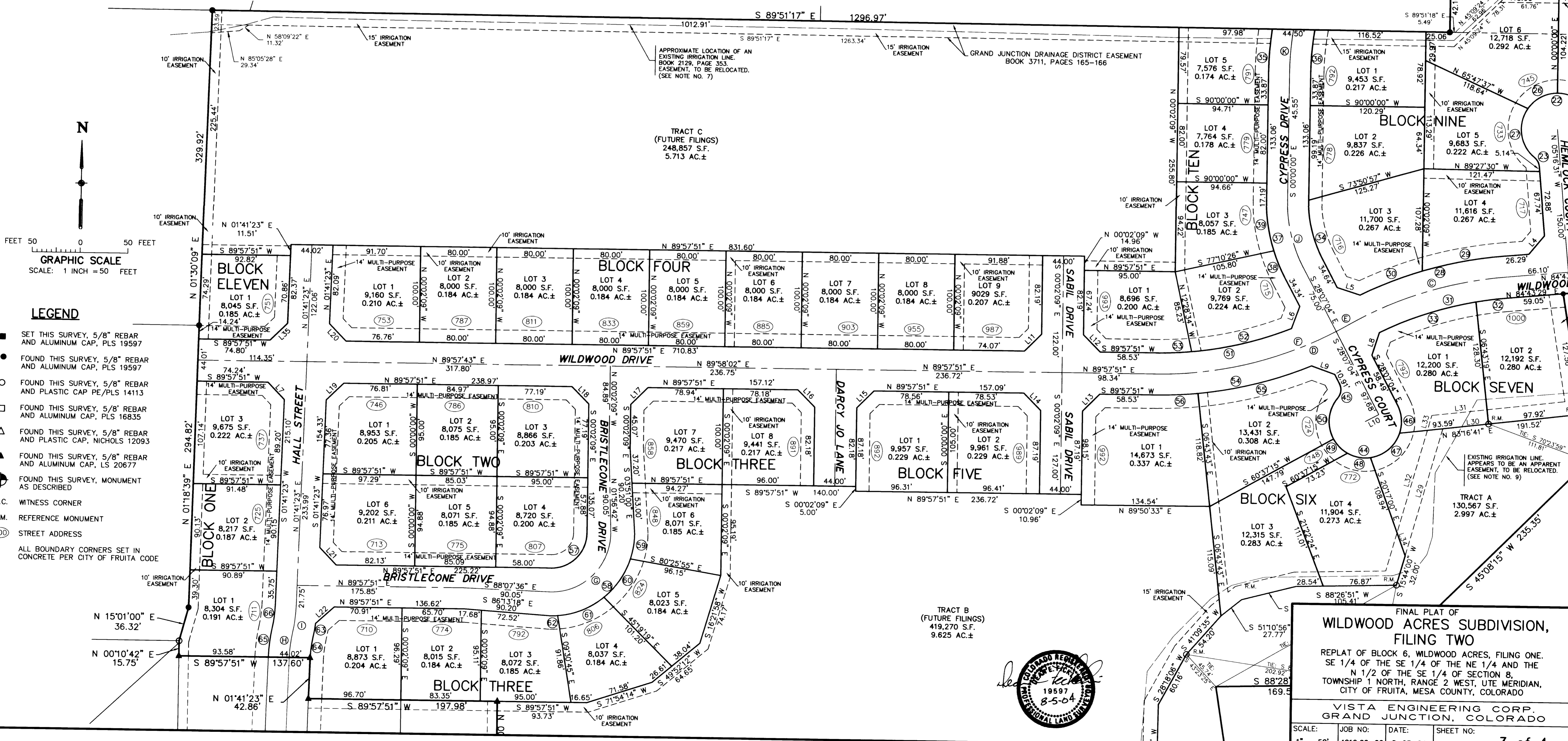
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
34	28°07'04"	128.00'	62.82'	32.05'	62.19'	S14°03'32"E
35	08°06'54"	322.00'	45.61'	22.84'	45.57'	S04°03'27"W
36	09°23'12"	278.00'	45.54'	22.82'	45.49'	N04°41'36"E
37	28°07'04"	172.00'	84.41'	43.07'	83.56'	S14°03'32"E
38	09°58'41"	172.00'	29.95'	15.01'	29.92'	S23°06'52"E
39	18°08'23"	172.00'	54.45'	27.46'	54.23'	S09°04'40"E
40	08°42'13"	300.00'	45.57'	22.83'	45.53'	N04°21'06"E
41	59°43'13"	48.00'	50.03'	27.56'	47.80'	S60°08'23"W
42	102°43'08"	48.00'	86.05'	60.04'	74.98'	N38°38'26"W
43	67°26'44"	48.00'	56.50'	32.04'	53.30'	N46°26'30"E
44	247°45'02"	38.00'	164.31'	56.60'	63.10'	S84°14'33"E
45	67°45'02"	13.50'	15.96'	9.06'	15.05'	N05°45'27"E
46	45°55'06"	38.00'	30.45'	16.10'	29.65'	N05°09'31"W
47	63°02'23"	38.00'	41.81'	23.30'	39.73'	N49°19'14"E
48	38°01'25"	38.00'	25.22'	13.09'	24.76'	S80°08'52"E
49	31°45'25"	38.00'	21.06'	10.81'	20.79'	S45°15'27"E
50	69°00'42"	38.00'	45.77'	26.12'	43.05'	S05°07'36"W
51	21°58'10"	378.00'	144.94'	73.37'	144.05'	N78°58'46"E
52	16°20'56"	378.00'	107.86'	54.30'	107.49'	N76°10'09"E
53	05°37'14"	378.00'	37.08'	18.56'	37.07'	N87°09'14"E
54	22°42'54"	422.00'	167.30'	84.76'	166.21'	N78°36'24"E
55	16°40'54"	422.00'	122.86'	61.87'	122.43'	N75°35'24"E
56	06°02'00"	422.00'	44.44'	22.24'	44.42'	N86°56'51"E
57	90°00'00"	37.00'	58.12'	37.00'	52.33'	N44°57'51"E
58	90°00'00"	87.00'	136.66'	87.00'	123.04'	N44°57'51"E
59	17°34'15"	87.00'	26.68'	13.45'	26.58'	N08°44'59"E
60	32°32'34"	87.00'	49.41'	25.39'	48.75'	N33°48'23"E
61	34°55'48"	87.00'	53.04'	27.37'	52.22'	N67°32'34"E
62	04°57'23"	87.00'	7.53'	3.77'	7.52'	N87°29'10"E
63	04°46'32"	172.00'	14.34'	7.17'	14.33'	N09°46'39"E
64	09°52'55"	128.00'	22.08'	11.07'	22.05'	S07°13'27"W
65	10°28'31"	172.00'	31.45'	15.77'	31.40'	S06°55'39"E
66	10°28'31"	128.00'	23.40'	11.73'	23.37'	N06°55'39"E

LINE INFORMATION

LINE	BEARING	DISTANCE
L1	N45°04'38"E	25.17'
L2	N45°56'43"W	24.93'
L3	S50°16'31"E	25.18'
L4	S39°43'29"W	25.18'
L5	S72°39'46"E	25.32'
L6	S19°40'36"W	24.64'
L7	S44°10'23"E	25.00'
L8	N17°25'33"E	25.04'
L9	N70°46'48"W	25.78'
L10	S61°52'56"W	16.00'
L11	N44°57'51"E	25.18'
L12	S45°02'09"E	25.18'
L13	N45°02'09"W	25.18'
L14	N44°57'51"E	25.20'
L15	N45°02'09"W	25.20'
L16	N45°02'09"W	25.20'
L17	N44°57'51"E	25.18'
L18	N45°02'09"W	25.18'

LINE INFORMATION

LINE	BEARING	DISTANCE
L19	N45°49'37"E	25.37'
L20	S44°10'23"E	25.01'
L21	S44°10'23"E	25.01'
L22	N47°47'31"E	25.99'
L23	N00°02'09"W	37.01'
L24	N89°57'51"E	81.35'
L25	N57°05'00"E	75.29'
L26	N80°00'00"E	146.41'
L27	N88°44'53"E	147.09'
L28	S76°10'56"E	66.54'
L29	N15°44'01"E	138.61'
L30	N83°16'41"E	48.06'
L31	N83°16'41"E	58.09'
L32	N15°44'01"E	111.78'
L33	N15°44'01"E	16.23'
L34	S20°17'00"E	25.51'
L35	N45°49'37"E	25.37'



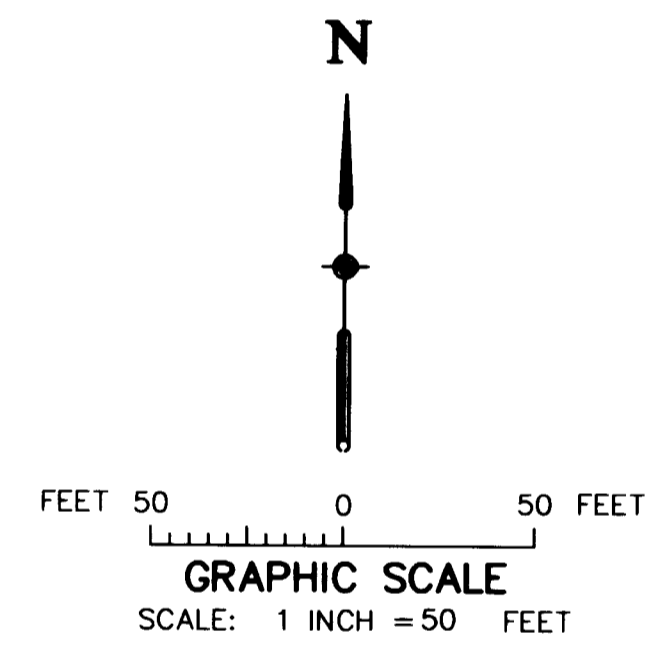
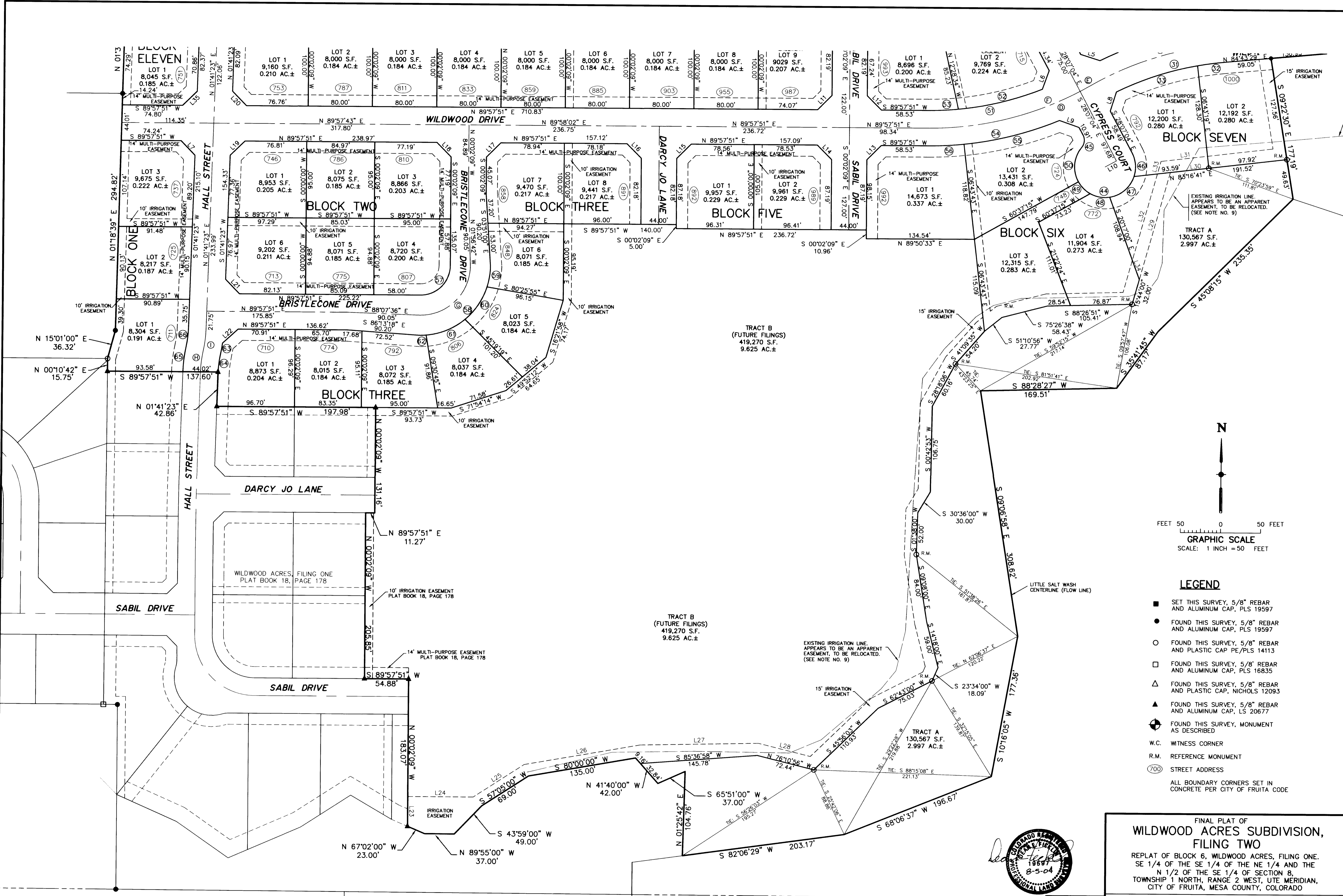
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 - △ FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP, NICHOLS 12093
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 - R.M. REFERENCE MONUMENT
 - ⑦ STREET ADDRESS
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

FINAL PLAT OF
**WILDWOOD ACRES SUBDIVISION,
 FILING TWO**
 REPLAT OF BLOCK 6, WILDWOOD ACRES, FILING ONE.
 SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE
 N 1/2 OF THE SE 1/4 OF SECTION 8,
 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
 CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'
 JOB NO: 4010.02-02
 DATE: 8-05-04
 SHEET NO: 3 of 4





- LEGEND**
- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
 - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 19597
 - FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP PE/PLS 14113
 - FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 16835
 - △ FOUND THIS SURVEY, 5/8" REBAR AND PLASTIC CAP, NICHOLS 12093
 - ▲ FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, LS 20677
 - ⊙ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
 - W.C. WITNESS CORNER
 - R.M. REFERENCE MONUMENT
 - (700) STREET ADDRESS
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF FRUITA CODE

FINAL PLAT OF
**WILDWOOD ACRES SUBDIVISION,
 FILING TWO**

REPLAT OF BLOCK 6, WILDWOOD ACRES, FILING ONE, SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'	JOB NO: 4010.02-02	DATE: 8-05-04	SHEET NO: 4 of 4
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