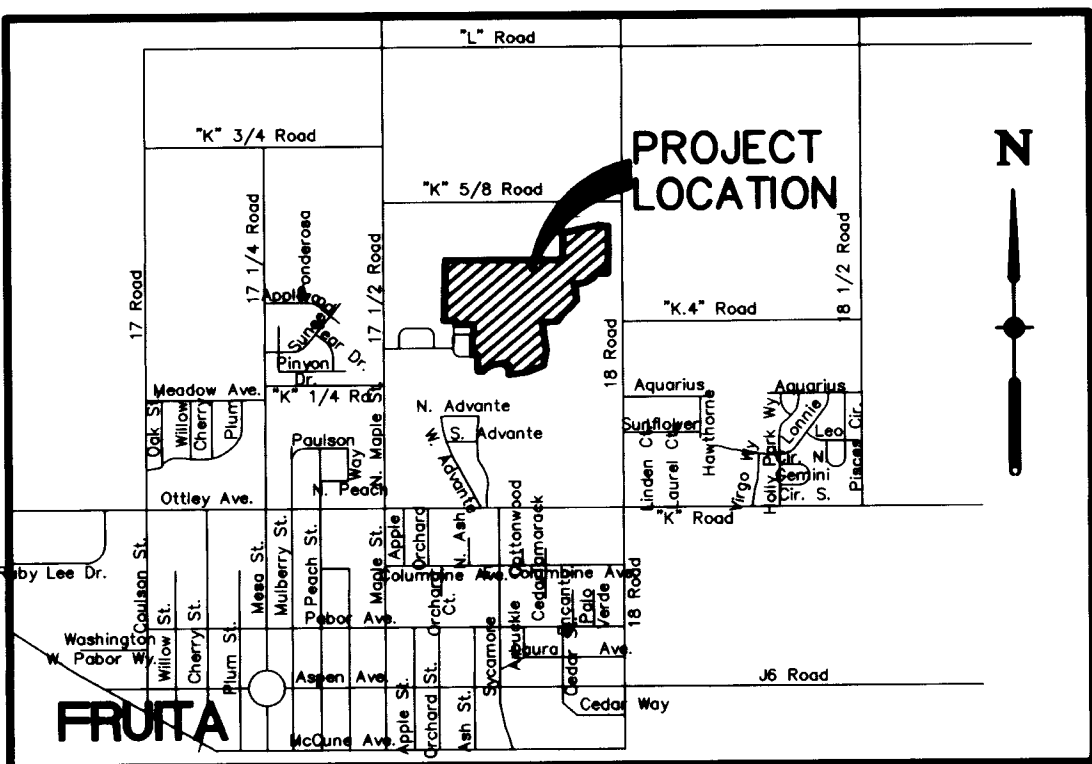


WILDWOOD ACRES SUBDIVISION, FILING THREE

REPLAT OF TRACT B AND TRACT C, WILDWOOD ACRES, FILING TWO. 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

Table with 3 columns: Category (LOTS, ROADS, TRACT A, TOTAL), Area (ACRES±), and Percentage.

CITY COUNCIL CERTIFICATE

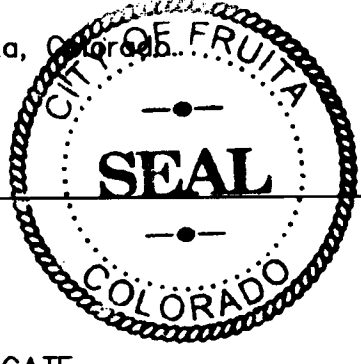
This plat approved by the City Council of the City of Fruta, Colorado, this 25th day of February, 2005, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruta 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 Fruta.

City of Fruta, Colorado.

By: [Signature] Mayor

Witness my hand and seal of the City of Fruta,

Attest: [Signature] City Clerk



CITY OF FRUITA PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruta Planning Commission this day of February, 2005, A.D., 2005.

[Signature] Chairman

TITLE CERTIFICATE

Nicole Lewis 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 Fruta Wildwood, LLC, free and clear of all liens, taxes, and encumbrances, except as follows:

Vesting Deed for Fruta Wildwood LLC recorded in Book 3514 at Page 82

Executed this 4th day of March, A.D., 2005.

[Signature] Nicole Lewis Title Examiner

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:48 A.M. on this 24th day of March, A.D., 2005, in Book No. 3861 Page(s) No. 154-156, Reception Number 2244946, Drawer BR-83, Fees 30.00

[Signature] Janice Ward Mesa County Clerk and Recorder

[Signature] Lucille McElroy Deputy

DECLARATIONS

Declarations of Protective Covenants are filed in Book 2868 at Pages 203 through 229 as Document No. 2000798 supplemental Declaration Book 3861 Page 187-188 Reception Number 2244950

Composite Site Plan: Book 3861 Page 157 Reception No. 2244947

Notes:

- 1. 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 certification shown hereon.
2. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
3. Basis of bearings: The basis of bearings for this plat is the the line between the E 1/4 corner of Section 8 and S 1/16 corner common to Section 8 and Section 9, Township 1 North, Range 2 West of the Ute Meridian, as described hereon, having a grid bearing of S 00°10'35" W. Monuments on this line are indicated as shown on this plat.
4. Title information and research for easements of record was provided by the First American Title Company, Title Policy No. J1961153, September 16, 2003.
5. This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101, et seq.
6. Drainage and irrigation easements shown on the Plat are reserved and will be conveyed to the Wildwood Acres Homeowners' Association, Inc., by separate legal instrument.
7. Existing site soils may not be suitable for foundation bearing and may require replacement. Engineered foundations consistent with the recommendations of the geotechnical report for this subdivision are highly recommended.
8. Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Fruta Wildwood, LLC, a Colorado limited liability company, is the owner of record of that real property situated in 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 3716, Page 526 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 WILDWOOD ACRES SUBDIVISION, FILING THREE and being more particularly described as follows:

Tract B and Tract C of Wildwood Acres, Filing Two as recorded in Plat Book 3716, Pages 526 through 529 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 Three as described above contains 15.338 acres more or less. (Tract B, 9.625 AC.± plus Tract C, 5.713 AC.± = 15.338 AC.±)

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

- 1. All drives, places and street rights-of-ways are dedicated to the City of Fruta for the use of the public forever.
2. All multi-purpose easements to the City of Fruta 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.
3. Tract A shown hereon is dedicated and conveyed to the City of Fruta 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 acknowledges that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Fruta Wildwood, LLC, a Colorado limited liability company, has caused its name to be hereunto subscribed this 22nd day of February, A.D., 2005.

FRUITA WILDWOOD, LLC

By: [Signature] Alan Parkerson, Manager

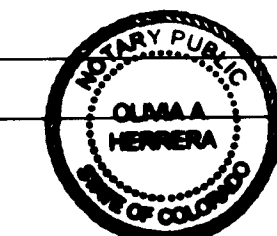
ACKNOWLEDGMENT OF OWNER

State of Colorado } ss County of Mesa }

On this 23rd day of February, A.D., 2005, before me the undersigned officer, Alan Parkerson, Manager of Fruta Wildwood, LLC, personally appeared and acknowledged that he executed 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 09/14/08 [Signature] Notary Public

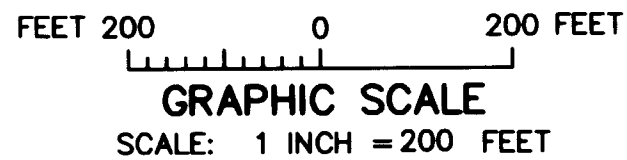
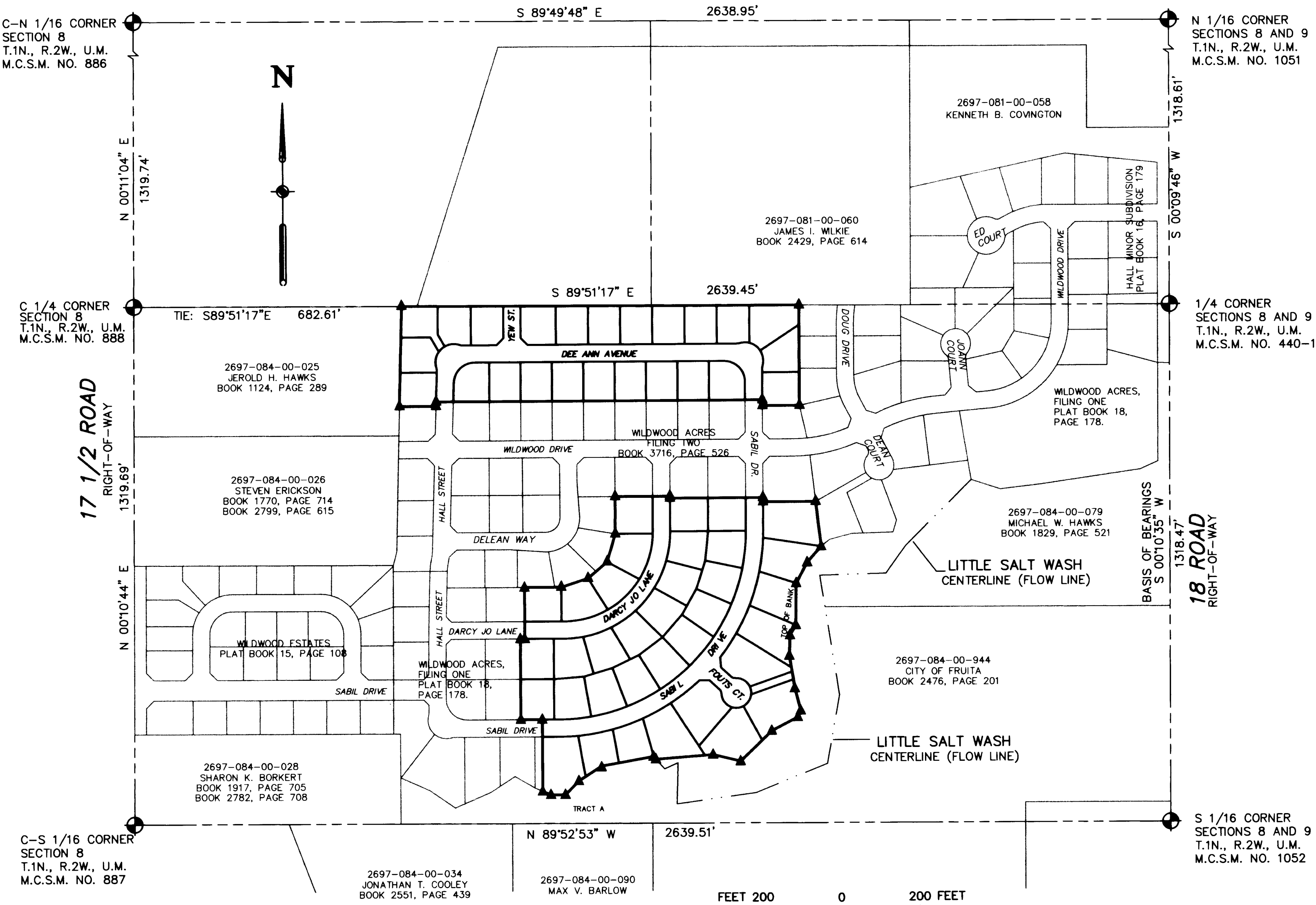
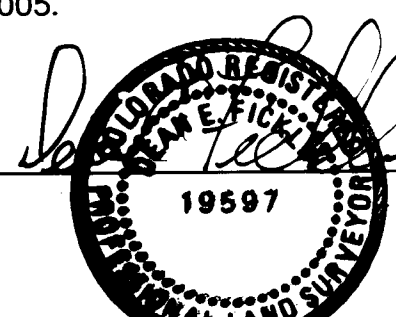


SURVEYOR'S CERTIFICATE

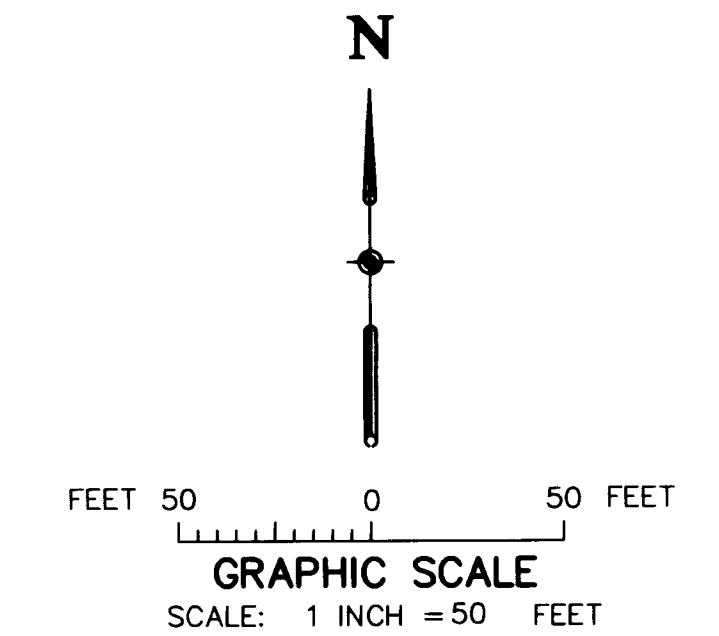
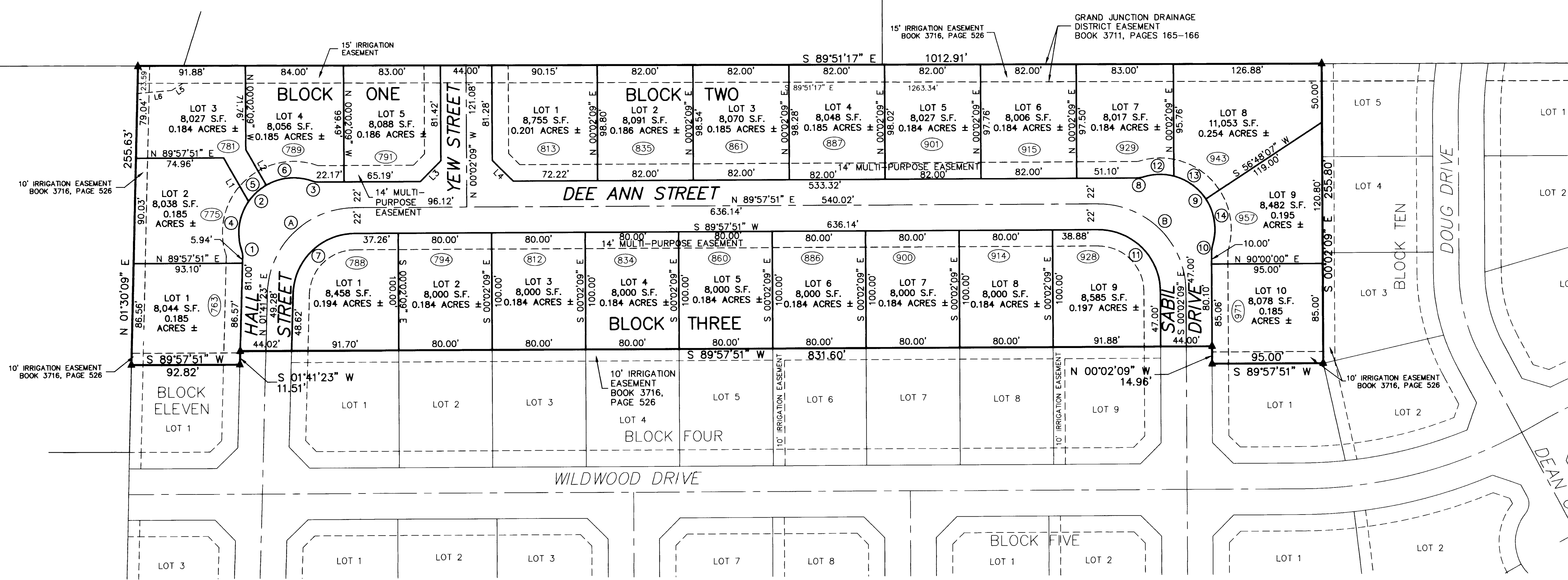
I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Wildwood Acres Subdivision, Filing Three shown hereon was prepared under my direct supervision and is in compliance 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 22 day of February, A.D., 2005.

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



FINAL PLAT WILDWOOD ACRES SUBDIVISION, FILING THREE. REPLAT OF TRACT B & TRACT C, WILDWOOD ACRES, FILING TWO. VISTA ENGINEERING CORP. GRAND JUNCTION, COLORADO. SCALE: 1" = 200'. JOB NO: 4010.03-01. DATE: 2-22-05. SHEET NO: 1 of 3



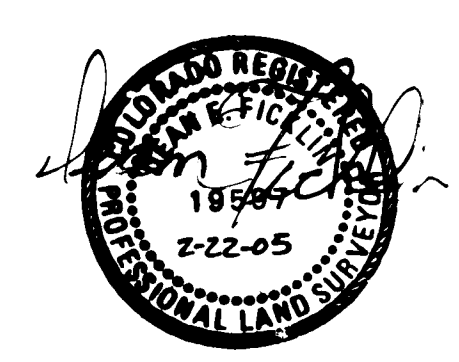
LEGEND

- 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

LINE INFORMATION		
LINE	BEARING	DISTANCE
L1	N 29°41'17" W	42.86'
L2	N 29°41'17" W	34.96'
L3	N 44°57'51" E	25.18'
L4	N 45°02'09" W	25.18'
L5	N 58°09'22" E	11.32'
L6	N 85°05'28" E	29.34'

CURVE INFORMATION						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
①	20°29'04"	13.50'	4.83'	2.44'	4.80'	N 08°33'09" W
②	129°14'36"	47.00'	106.02'	99.08'	84.93'	S 45°49'37" W
③	20°29'04"	13.50'	4.83'	2.44'	4.80'	S 79°47'37" E
④	53°45'38"	47.00'	44.10'	23.82'	42.50'	S 08°05'08" W
⑤	25°11'59"	47.00'	20.67'	10.51'	20.51'	S 47°33'57" W
⑥	50°16'58"	47.00'	41.25'	22.06'	39.94'	S 85°18'26" W
⑦	88°16'28"	53.00'	81.66'	51.43'	73.82'	S 45°49'37" W
⑧	17°18'21"	20.00'	6.04'	3.04'	6.02'	N 81°18'41" E
⑨	124°36'41"	47.00'	102.22'	89.54'	83.23'	N 45°02'09" W
⑩	17°18'21"	20.00'	6.04'	3.04'	6.02'	S 08°37'01" W
⑪	90°00'00"	53.00'	83.25'	53.00'	74.95'	N 45°02'09" W
⑫	32°03'50"	47.00'	26.30'	13.51'	25.96'	S 88°41'25" W
⑬	42°04'47"	47.00'	34.52'	18.08'	33.75'	N 54°14'16" W
⑭	50°28'04"	47.00'	41.40'	22.15'	40.07'	N 07°57'51" W

CENTERLINE CURVE INFORMATION						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
Ⓐ	88°16'28"	75.00'	115.55'	72.77'	104.46'	N 45°49'37" E
Ⓑ	90°00'00"	75.00'	117.81'	75.00'	106.07'	N 45°02'09" W

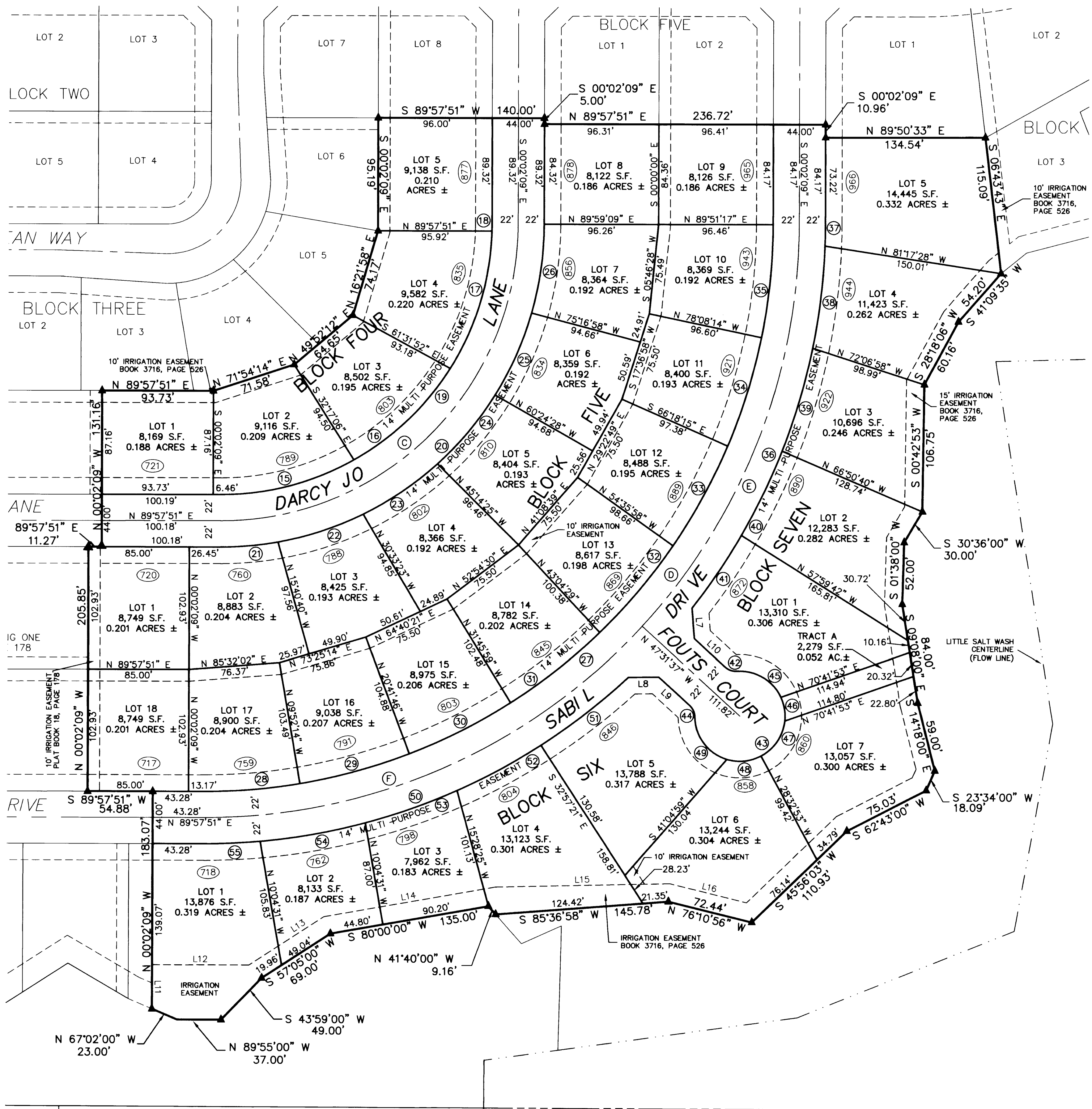


FINAL PLAT
**WILDWOOD ACRES SUBDIVISION,
 FILING THREE**

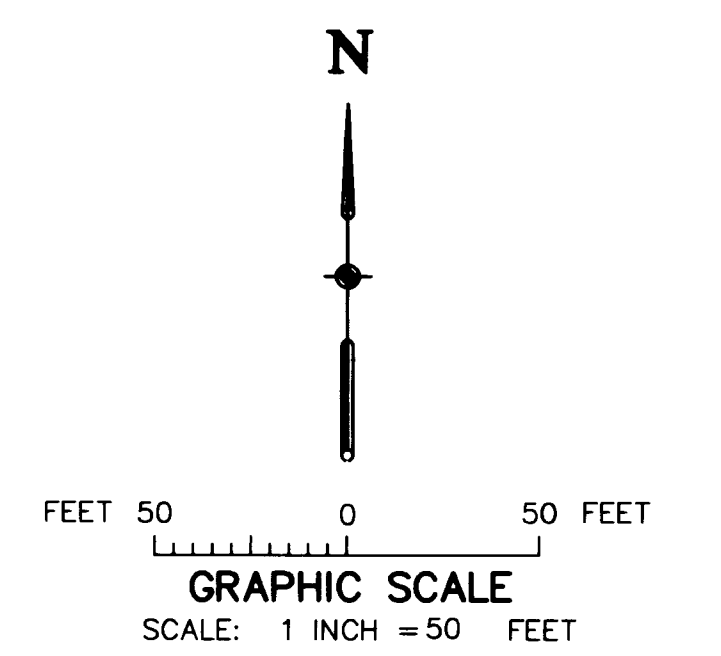
REPLAT OF TRACT B & TRACT C, WILDWOOD ACRES, FILING TWO.
 SE 1/4 OF THE SE 1/4 OF THE NE 1/4 AND THE
 N 1/2 OF THE SE 1/4 OF SECTION 8,
 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN,
 CITY OF FRUITA, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4010.03-01	2-22-05	2 of 3



CURVE INFORMATION						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
15	29°25'32"	228.00'	117.10'	59.87'	115.81'	N 75°14'52" E
16	28°22'28"	228.00'	112.91'	57.64'	111.76'	N 46°20'52" E
17	30°43'21"	228.00'	122.26'	62.64'	120.80'	N 16°47'57" E
18	01°28'18"	228.00'	5.86'	2.93'	5.86'	N 00°42'08" E
19	90°00'00"	228.00'	358.14'	228.00'	322.44'	N 44°57'51" E
20	90°00'00"	272.00'	427.26'	272.00'	384.67'	N 44°57'51" E
21	10°13'25"	272.00'	48.53'	24.33'	48.47'	N 84°51'09" E
22	15°57'19"	272.00'	75.74'	38.12'	75.50'	N 71°45'47" E
23	15°57'19"	272.00'	75.74'	38.12'	75.50'	N 55°48'28" E
24	15°57'19"	272.00'	75.74'	38.12'	75.50'	N 39°51'09" E
25	15°57'19"	272.00'	75.74'	38.12'	75.50'	N 23°53'50" E
26	15°56'52"	272.00'	75.71'	38.10'	75.46'	N 07°56'44" E
27	90°00'00"	478.00'	750.84'	478.00'	675.99'	N 44°57'51" E
28	09°42'50"	478.00'	81.04'	40.62'	80.94'	N 85°06'26" E
29	11°27'59"	478.00'	95.66'	47.99'	95.50'	N 74°31'02" E
30	11°27'59"	478.00'	95.66'	47.99'	95.50'	N 63°03'03" E
31	11°27'59"	478.00'	95.66'	47.99'	95.50'	N 51°35'04" E
32	11°27'59"	478.00'	95.66'	47.99'	95.50'	N 40°07'06" E
33	11°27'59"	478.00'	95.66'	47.99'	95.50'	N 28°39'07" E
34	11°27'59"	478.00'	95.66'	47.99'	95.50'	N 17°11'08" E
35	11°29'18"	478.00'	95.84'	48.08'	95.68'	N 05°42'30" E
36	38°09'56"	522.00'	347.71'	180.58'	341.32'	N 19°02'49" E
37	01°58'34"	522.00'	18.00'	9.00'	18.00'	N 00°57'08" E
38	09°31'31"	522.00'	86.78'	43.49'	86.68'	N 06°42'10" E
39	09°54'44"	522.00'	90.31'	45.27'	90.19'	N 16°25'17" E
40	08°38'32"	522.00'	78.74'	39.44'	78.66'	N 25°41'55" E
41	08°06'36"	522.00'	73.89'	37.01'	73.82'	N 34°04'29" E
42	46°25'25"	13.50'	10.94'	5.79'	10.64'	S 70°44'20" E
43	272°50'50"	38.00'	180.96'	36.16'	52.39'	S 42°28'23" W
44	46°25'25"	13.50'	10.94'	5.79'	10.64'	N 24°18'55" W
45	68°55'40"	38.00'	45.71'	26.08'	43.01'	N 59°29'12" W
46	30°58'30"	38.00'	20.54'	10.53'	20.29'	N 09°32'07" W
47	55°56'10"	38.00'	37.10'	20.18'	35.64'	N 33°55'13" E
48	44°39'19"	38.00'	29.62'	15.61'	28.87'	N 84°12'57" E
49	72°21'12"	38.00'	47.99'	27.79'	44.86'	S 37°16'48" E
50	43°08'53"	522.00'	393.11'	206.40'	383.88'	N 68°23'25" E
51	10°13'41"	522.00'	93.18'	46.72'	93.06'	N 51°55'48" E
52	08°50'48"	522.00'	80.60'	40.38'	80.52'	N 61°28'03" E
53	08°59'22"	522.00'	81.90'	41.03'	81.81'	N 70°23'08" E
54	09°53'27"	522.00'	90.11'	45.17'	90.00'	N 79°49'32" E
55	05°11'35"	522.00'	47.31'	23.67'	47.30'	N 87°22'03" E



- 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

CENTERLINE CURVE INFORMATION						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C	90°00'00"	250.00'	392.70'	250.00'	353.55'	N 44°57'51" E
D	90°00'00"	500.00'	785.40'	500.00'	707.11'	N 44°57'51" E
E	42°30'32"	500.00'	370.96'	194.48'	362.51'	N 21°13'07" E
F	47°29'28"	500.00'	414.44'	219.96'	402.68'	N 66°13'07" E

LINE INFORMATION		
LINE	BEARING	DISTANCE
L7	N 04°25'39" W	25.66'
L8	N 89°22'25" E	25.66'
L9	N 47°31'37" W	35.28'
L10	N 47°31'37" W	35.28'
L11	N 00°02'09" W	37.01'
L12	S 89°57'51" W	81.35'
L13	N 57°05'00" E	75.29'
L14	N 80°00'00" E	146.41'
L15	N 88°44'53" E	147.09'
L16	S 76°10'56" E	66.54'

FINAL PLAT
WILDWOOD ACRES SUBDIVISION,
FILING THREE
 REPLAT OF TRACT B & TRACT C, WILDWOOD ACRES, FILING TWO.
 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

