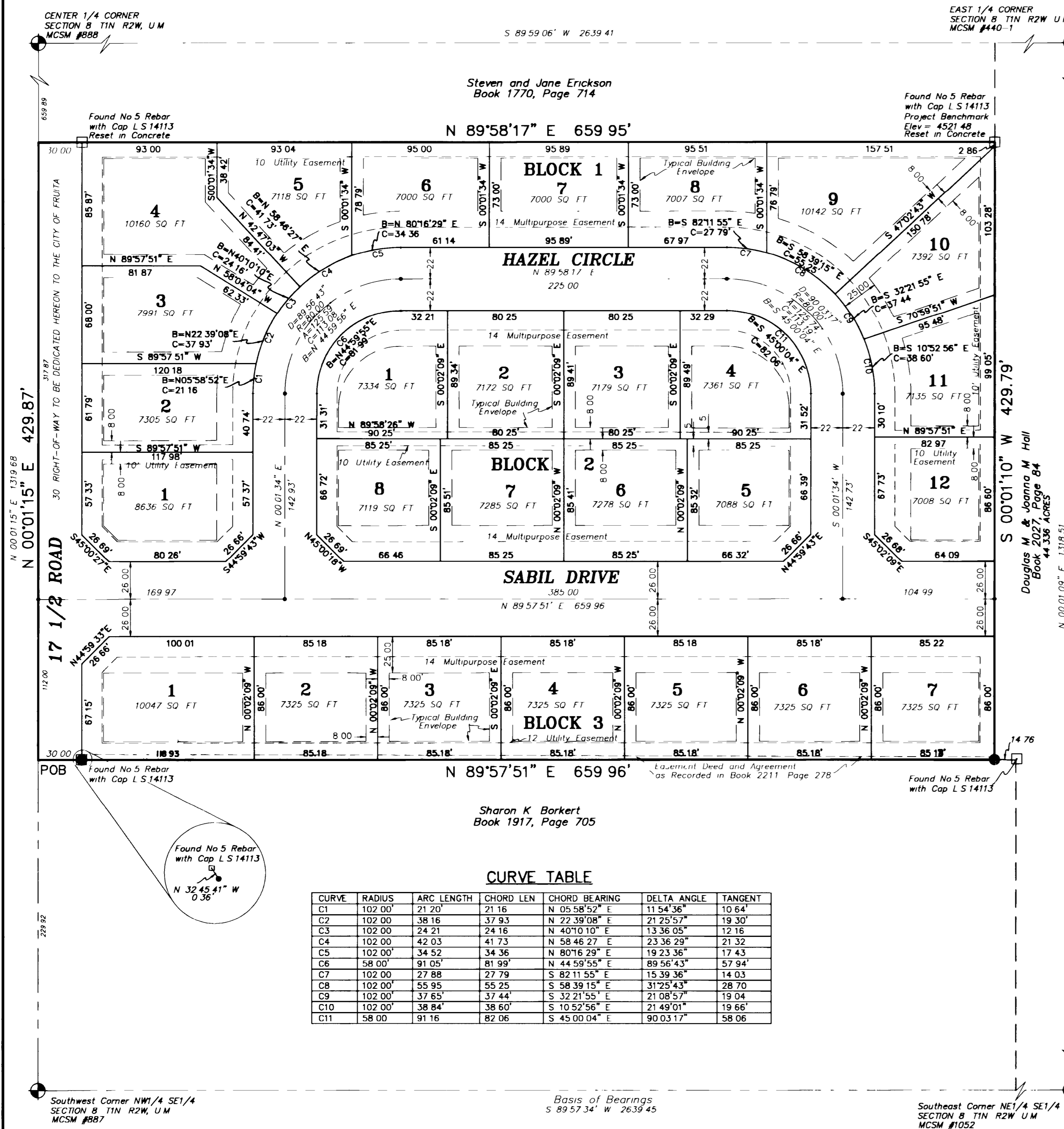


WILDWOOD ESTATES

CITY OF FRUITA, MESA COUNTY, COLORADO



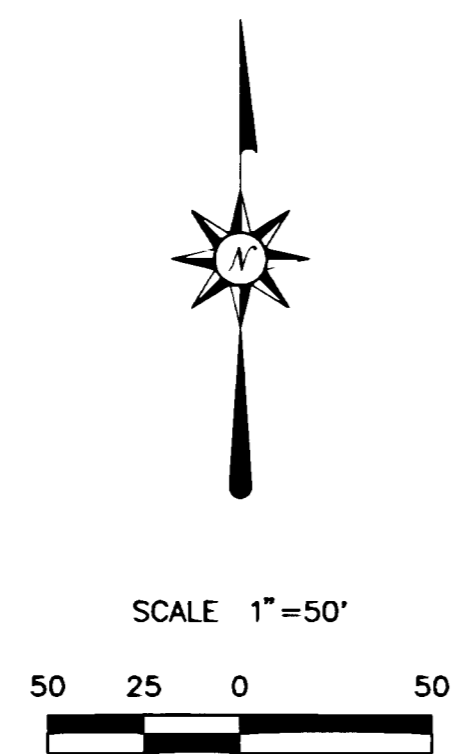
BASIS OF BEARINGS
 Basis of bearings assume the South line of the North Half of the SE1/4 of Section 8 to bear S 89°57'34" W, 2639.45 feet
 Both monuments on this line are Mesa County Markers as shown on the accompanying plat

Easement and title documents (schedules A&B) provided by COMMONWEALTH Land Title Insurance Company Title policy No. ALTC-8334

Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"

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 CERTIFICATION SHOWN HEREON.

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	102.00'	21.20'	21.16'	N 05°58'52" E	115°43'36"	10.64'
C2	102.00'	38.16'	37.93'	N 22°39'08" E	21°25'57"	19.30'
C3	102.00'	24.21'	24.16'	N 40°10'10" E	133°38'05"	12.16'
C4	102.00'	42.03'	41.73'	N 58°46'27" E	23°38'29"	21.32'
C5	102.00'	34.52'	34.36'	N 80°16'29" E	19°23'36"	17.43'
C6	58.00'	91.05'	81.99'	N 44°59'55" E	89°56'43"	57.94'
C7	102.00'	27.88'	27.79'	S 82°11'55" E	15°39'36"	14.03'
C8	102.00'	55.95'	55.25'	S 58°39'15" E	31°25'43"	28.70'
C9	102.00'	37.65'	37.44'	S 32°21'55" E	21°08'57"	19.04'
C10	102.00'	38.84'	38.60'	S 10°52'56" E	21°49'01"	19.66'
C11	58.00'	91.16'	82.06'	S 45°00'04" E	90°03'17"	58.06'



- LEGEND**
- ⊕ MESA COUNTY OR BLM SURVEY MARKER
 - SET CENTERLINE MONUMENT PER CODE
 - SET ALUMINUM CAP ON No 5 REBAR, PLS 16835 IN CONCRETE PER CODE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
 - ALUMINUM CAP ON No 5 REBAR TO BE SET AT ALL LOT CORNERS PER CODE

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, DKH & BRH, Inc., a Colorado Corporation, the sole owners in fee simple of all that real property described as follows
 BEING a portion of that property as described in Book 2247, Page 888 as recorded in the Mesa County Clerk and Recorders Records, and being further described by metes, as follows
 COMMENCING at the Southwest Corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 8, Township 1 North, Range 2 West, of the Ute Meridian, thence North 00 degrees 01 minute 15 seconds East (N 00°01'15" E), a distance of 229.92 feet to the POINT OF BEGINNING, thence North 89 degrees 57 minutes 51 seconds East (N 89°57'51" E), a distance of 659.96 feet, thence North 00 degrees 01 minute 10 seconds East (N 00°01'10" E), a distance of 429.79 feet, thence South 89 degrees 58 minutes 17 seconds West (S 89°58'17" W), a distance of 659.95 feet, thence South 00 degrees 01 minute 15 seconds West (S 00°01'15" W), a distance of 429.87 feet to the POINT OF BEGINNING
 Said parcel containing 6.512 acres, as described

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 WILDWOOD ESTATES, 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 streets shown hereon, including avenues, drives, courts, places, and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of all required public improvements for the Wildwood Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, Colorado in Book 2213 at Page 944, as Document No 1749049

Executed this 8th day of July, 1996
 DKH & BRH, Inc., a Colorado Corporation
 David K. Hoffman, President
 Bethany R. Hoffman, Attest (Secretary)

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO) ss
 COUNTY OF MESA)
 I, Joan L. Carrico, Notary Public, do hereby certify that the foregoing Certificate of Dedication and Ownership was acknowledged before me this 8th day of July, A.D. 1996, by David Hoffman, President and Beth Hoffman, Secretary of DKH & BRH, Inc., a Colorado Corporation, owners
 Witness my hand and official seal

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 11:26 o'clock A.M., July 10, A.D. 1996, and was duly recorded in Plat Book No. 15, Page No. 10R
 Dawn C. Carrico, Fee 10.00 / 20.00
 Reception # 1763740
 Clerk and Recorder
 Shirley Howard, Deputy

AREA SUMMARY

LOTS	=	4.727 Acres	72.59%
ROAD ROW	=	1.785 Acres	27.41%
TOTAL	=	6.512 Acres	100.00%

- BULK REQUIREMENTS**
- Primary Structure
- Minimum Lot Area = 1 DU/7,000 sq ft
 - Front Yard = 25 feet
 - Side Yard = 8 feet except at easements (Easement Width + 1 foot)
 - Rear Yard = 8 feet except at easements (Easement Width + 1 foot)
 - Max Height = 35 feet
 - Max Lot Coverage = 80%
- Accessory Structures
- Front Yard = 25 feet
 - Side Yard = 3 feet except at easements (Easement Width + 1 foot)
 - Rear Yard = 3 feet except at easements (Easement Width + 1 foot)

SURVEYOR'S CERTIFICATION
 I, Dennis W. Johnson, 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 WILDWOOD ESTATES, as laid out, platted, dedicated and shown hereon that the survey thereof was made under my direct 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 the subdivision of land.
 Certified this 26th day of June, 1996

TITLE CERTIFICATE
 J. Richard Livingston does hereby certify that I have examined the title to all land shown on this plat and that title to such lands is vested in as of the date of filing in DKH & BRH, Inc., a Colorado Corporation, free and clear of all liens, taxes, and encumbrances, except as follows

Executed this 8th day of July, 1996
 Richard Livingston, Attorney at Law

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO) ss
 COUNTY OF MESA)
 The foregoing certification acknowledged before me by J. Richard Livingston, this 8th day of July, A.D. 1996
 Witness my hand and official seal

My Commission Expires 10-24-98
 Joan L. Carrico, Notary Public

PLANNING COMMISSION CERTIFICATION
 This plat approved by the City of Fruita Planning Commission this 9th day of July, 1996

Judy J. Savendy, Chairman

CITY COUNCIL BOARD OF TRUSTEES CERTIFICATE
 This plat approved by the Board of Trustees of the City of Fruita, Colorado, this 9th day of July, 1996, 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 Board of Trustees 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 of Fruita, Colorado
 By: [Signature] Mayor
 Witness my hand and seal of the City of Fruita, Colorado

ATTEST
 Margaret Guzman, City Clerk and Recorder

ATTEST
 [Signature] City Engineer

WILDWOOD ESTATES
 NW1/4 SE1/4 SECTION 8, T1N, R2W,
 UTE MERIDIAN, CITY OF FRUITA,
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS

DENNIS W. JOHNSON
 COLORADO REGISTERED SURVEYOR
 P.L.S. No. 16835

PROJECT NO 95088	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE MARCH 1996	RM/GF	RSK		1	1