

WINDSOR PARK SUBDIVISION

SUBORDINATION BY LIENHOLDER

The Bank of Colorado being the holder of a promissory note secured by a deed of trust dated January 12, 2001 and recorded on January 12, 2001, at Reception No. 1980019, 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, WINDSOR PARK SUBDIVISION, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

The Bank of Colorado
200 Grand Avenue
Grand Junction, Colorado, 81501

By: Kent Scheller
Kent Scheller - Vice President

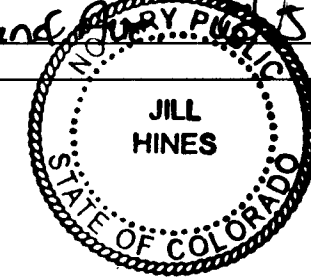
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17th day of May A.D., 2002 by Kent Scheller Vice President - The Bank of Colorado.

Witness my hand and official seal: Jill Hines
Notary Public

Address 200 Grand Ave 81501

My commission expires:



My Commission Expires 04/20/2006

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:36 o'clock PM, this 22nd day of MAY A.D. 2002, and is duly recorded in Plat Book No. 19 at page 20, 21, 22

Reception No. 2057705 Fees 30⁰⁰ Drawer No. MH-12

Lucinda DeGroot
Deputy

Monika Toole
Clerk and Recorder

Declarations of Protective Covenants are filed in Book _____ at Page _____

as Document No. _____

PLAT NOTES

"RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq."

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.

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 1 day of MAY A.D., 2002, for the filing with the Clerk and Recorder of Mesa County Colorado, and for conveyance or dedication to the City of 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 public except as specifically agreed to by the City Council 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 the the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, or any other permit will be issued, this approval is with the understanding that all expenses involved require improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all 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.

CITY COUNCIL

CITY OF FRUITA

By: B. James Adams
Mayor

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

ATTEST:

N. Richard Stubman
City Clerk

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission the 16th day of April A.D., 2002.

John Mulder
Chairman

TITLE CERTIFICATE

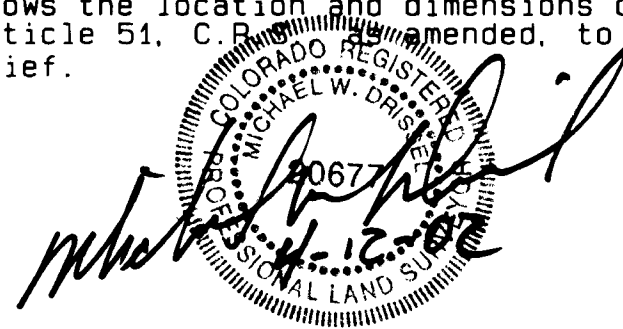
LAWRENCE J. VENT
AT MESA COUNTY TITLE & C. does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Casa Tiara Development, Inc. free and clear of all liens, taxes, and encumbrances, except as follows:
DEED OF TRUST IN FAVOR OF BANK OF COLORADO RECORDED JAN. 12, 2001 IN BOOK 1791 AT PAGE 176.

EXECUTED this 17th day of APRIL A.D., 2002.

BY: L. J. Vent

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, 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 WINDSOR PARK 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 direct supervision and correctly shows the location and dimensions of lots, in compliance with Title 38, Article 51, C.R.S. as amended, to the best of my knowledge and belief.



CERTIFICATE OF DEDICATION AND OWNERSHIP

Casa Tiara Development, Inc., The sole owner in fee
Said parcel contains 20.0 acres more or less:

A parcel of land situated in the NW 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

The S 1/2 SW 1/4 NW 1/4 of said Section 16;
Said parcel contains 20.0 acres more or less.

The above parcel have by these presents has been laid out, platted and subdivided the same into lots, tracts and blocks as shown on this plat and designate the same as the WINDSOR PARK SUBDIVISION in the City of Fruita, County of Mesa, State of Colorado; and hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for the public use and the streets shown hereon, including drives, ways and streets.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Fruita for the use of City-approved utilities and public providers as perpetual, non-exclusive 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 sewer, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Irrigation and Drainage Easements shown hereon are hereby granted to the Windsor Park Home Owner's Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water and to drain stormwater.

Tracts A thru J shown hereon are granted to the Windsor Park Home Owner's Association for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligations in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

We hereby accept the responsibility for the completion of required public improvements for the WINDSOR PARK SUBDIVISION and 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, in Book _____ at Pages _____ as Reception No. _____.

EXECUTED this 17 day of MAY A.D., 2002

By: Manzel L. Zeck
Casa Tiara Development, Inc.
Manzel L. Zeck, President

STATE OF COLORADO)
COUNTY OF MESA) ss

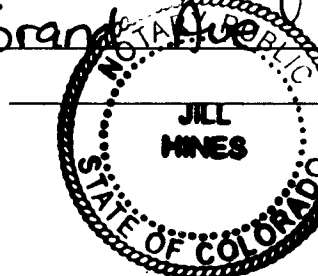
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th day of May A.D., 2002

by Manzel L. Zeck, President, Casa Tiara Development, Inc.

Witness my hand and official seal: Jill Hines
Notary Public

Address 200 Grand Ave 81501

My commission expires:



My Commission Expires 04/20/2006

WINDSOR PARK SUBDIVISION
LOCATED IN THE
S 1/2 SW 1/4 NW 1/4 SEC. 16, T1N, R2W, U.M.
MESA COUNTY, COLORADO

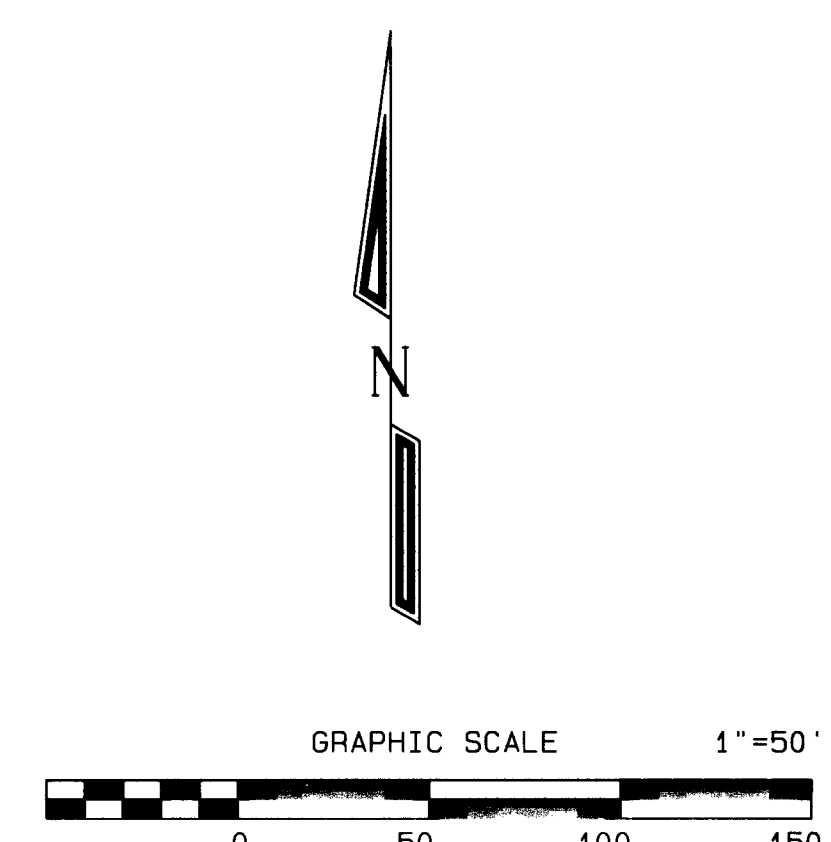
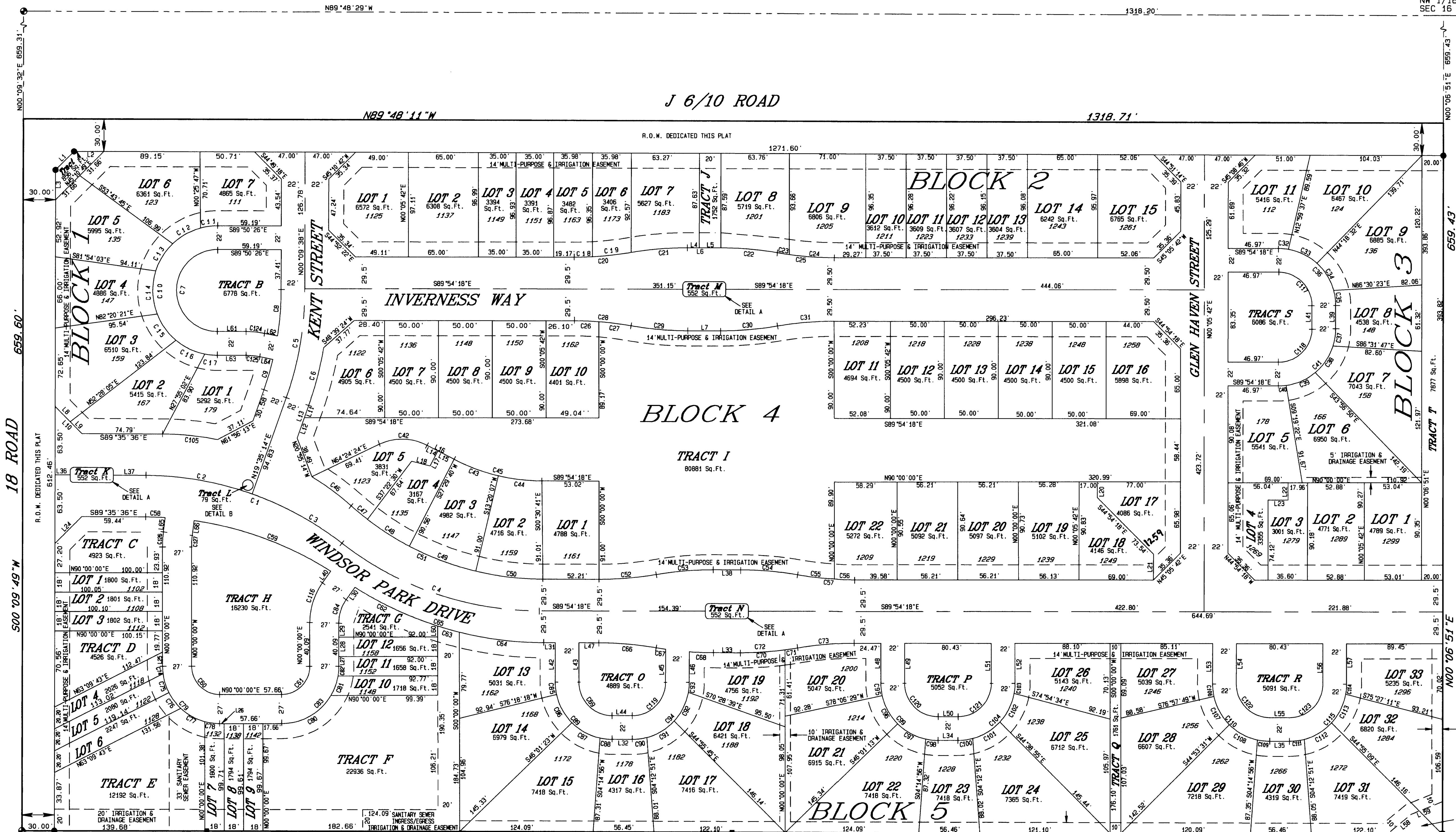
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	A. V.P.	Checked By	M. W. D.	Job No.	280-00-10
Drawn By	TMODEL	Date	APRIL 2002	Sheet	1 OF 3

WINDSOR PARK SUBDIVISION

N 1/16 COR
SEC 16
MCSM #1050

N 1/16 COR
SEC 16
MCSM #570-1



- LEGEND**
- FD MESA COUNTY SURVEY MARKER
 - FD 2.5" ALUM CAP ON #6 REBAR STAMPED LS 16835
 - FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 14113
 - SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677

W 1/4 COR
SEC 16
MCSM #1049-1
PROJECT BENCH MARK
ELEV. = 4524.30'
N.A.V.D. 88 ELEV. = 4524.89'

BASIS OF BEARING S89°48'37"E
FROM GRACE PARK PLANNED
DEVELOPMENT SUBDIVISION
AS RECORDED IN PLAT BOOK 13
AT PAGE 84

GRACE PARK PLANNED DEVELOPMENT



WINDSOR PARK SUBDIVISION
LOCATED IN THE
S 1/2 SW 1/4 NW 1/4 SEC. 16, T1N., R2W., U.M.
MESA COUNTY, COLORADO
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
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Designed By	A.V.P.	Checked By	M.W.D.	Job No.	280-00-10
Drawn By	TMODEL	Date	APRIL 2002	Sheet	2 OF 3

