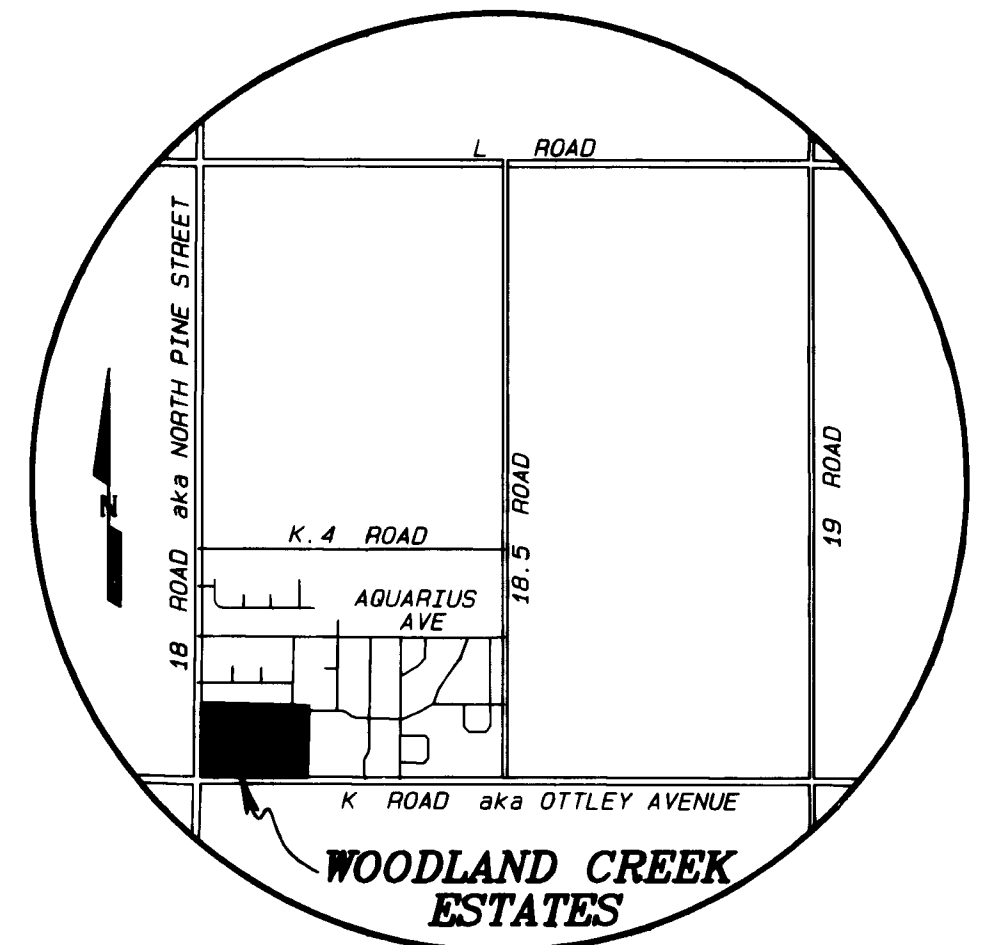


FINAL PLAT WOODLAND CREEK ESTATES

SW 1/4 SW 1/4, Section 9, T1N, R2W, Ute Meridian
City of Fruita, Mesa County, Colorado



VICINITY MAP
N.T.S.

SUBORDINATION BY LIENHOLDERS

Grand Valley National Bank, being the holder of a promissory note secured by a Deed of Trust dated December 14, 2007, recorded December 20, 2007 at Book 4574, Page 40, 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.

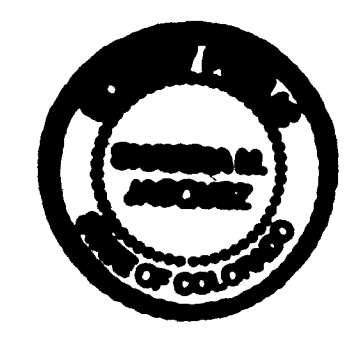
By: Grand Valley National Bank
Cathy Davis, President

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing was acknowledged before me this 29th day of June, A.D., 2008, by Cathy Davis as President of Grand Valley National Bank

Witness my hand and official seal. Shauna M. Jaquez
Notary Public

My commission expires 10-11-2008



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS That Woodland Creek LLC is the owner of record of that real property situate in the SW 1/4 SW 1/4 Section 9, Township 1 North, Range 2 West of the Ute Meridian, City of Fruita, Mesa County, Colorado, the ownership of which is demonstrated at Book 4437, Page 661, of the records in the office of the Mesa County Clerk and Recorder. Said owners does hereby plat said real property under the name and style of Woodland Creek Estates and being more particularly described as follows:

The southwest 1/4 of the southwest 1/4 of the southwest 1/4 and the west 1/2 of the southeast 1/4 of the southwest 1/4 of the southwest 1/4 of Section 9, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, EXCEPT the south 30 feet as described in Book 836, Page 474 of the Mesa County records, being more particularly described as follows: Commencing at the southwest corner of said Section 9, being a found Mesa County survey marker; the basis of bearing being S89°56'48"E to the south 1/4 corner of said Section 9, also being a found Mesa County survey marker; thence N00°09'36"E along the west line of said southwest 1/4 of the southwest 1/4 of the southwest 1/4, a distance of 30.00 feet to the north right-of-way of Ottley Avenue and the Point of Beginning; thence N00°09'36"E along said west line a distance of 629.26 feet; thence S89°56'23"E a distance of 987.90 feet; thence S00°05'32"W a distance of 629.14 feet to said north right-of-way of Ottley Avenue; thence N89°56'48"W along said right-of-way a distance of 988.64 feet to the Point of Beginning.

Said parcel contains 14.28 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:

Pine Street, Ottley Avenue, Richwood Avenue, Woodland Avenue, Cherrywood Avenue, Hawthorne Street and rights-of-way are dedicated to the City of Fruita for the use of the public forever.

Tracts A & B are dedicated as a perpetual, non-exclusive blanket easement for use by the general public for park and recreation purposes. Under the terms of said easement, members of the general public shall be entitled to use such property, and any improvements constructed thereon, on an equal basis with residents of the Subdivision, subject to non-discriminatory rules and regulations promulgated by the Woodland Creek Estates Homeowners Association, Inc.

The 14' multipurpose 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 wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

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 encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Woodland Creek LLC, has caused its name to be hereunto subscribed this 11th day of June, A.D., 2008.

Chris C. Bennetts
Chris C. Bennetts
Managing Member Woodland Creek LLC

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 23rd day of June, A.D., 2008, 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 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 owner designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.



CITY OF FRUITA, COLORADO
By: Elizabeth Henry
Mayor

Witness my hand and official seal of the City of Fruita
Nargaret Stutzman
City Clerk

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the 2nd day of JULY, A.D., 2008.

Timothy M. Brumby
Chairman

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, Inc. does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in Woodland Creek, LLC free and clear of all liens, taxes and encumbrances, except as follows.

n/a as of June 9, 2008

EXECUTED this 11 day of June, A.D., 2008.

By: Kenneth Green Examiner
Abstract & Title Company
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

This Plat was filed for record in the office of the Mesa County Clerk and Recorder at 11:09 A.M., on this 30th day of July, A.D., 2008, in Book No. 4705

Page(s) No. 306-307, Reception No. 2450759
Drawer WW-10, Fees 20+1

Janice Rich Mesa County Clerk and Recorder
Shawn Dudgeon Deputy

DECLARATIONS

Declarations or Protective Covenants are filed in Book 4705 at Pages 409 through 450 as Document No. 2450770

PLAT NOTES

Irrigation Easements are granted by separate instrument to the Woodland Creek Estates Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems on the property platted.

Tracts A & B are granted by separate instrument to the Woodland Creek Estates Homeowners Association, subject to the terms of said grant and subject to the public easements dedicated hereon.

There is an existing residence on this property which now lies within Lot 13 of Block Three.

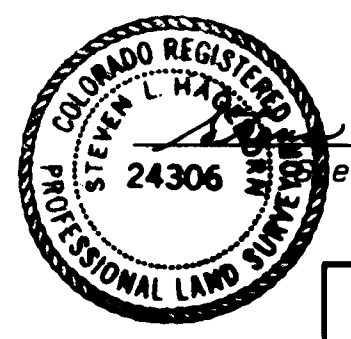
"RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq."

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.

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, 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 Woodland Creek Estates 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 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. I further certify that this Plat contains all of the information required by Section 38-33.3-209, C.R.S., contained within the Colorado Common Interest Ownership Act.

EXECUTED this 11th day of JUNE, 2008

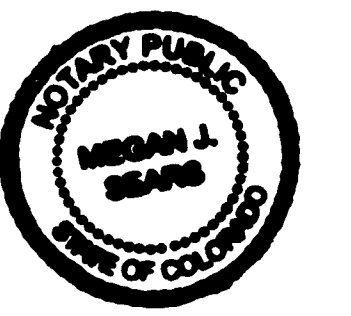


Steven L. Hagedorn
Steven L. Hagedorn PLS

FINAL PLAT
WOODLAND CREEK ESTATES
SW 1/4 SW 1/4, SEC. 9, T.1N., R.2W., U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO

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

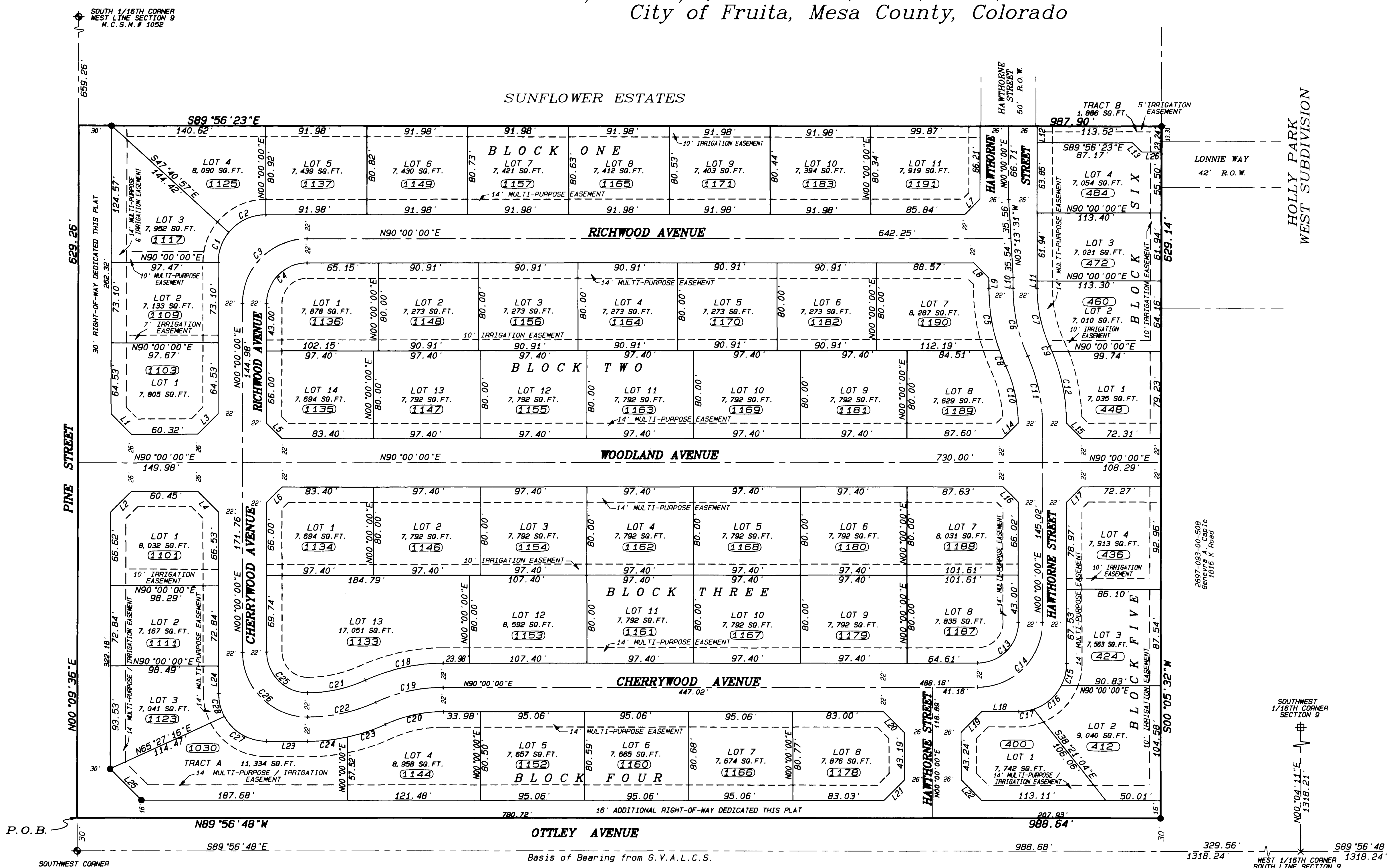
Designed By S.L.H. Checked By M.W.D. Job No. 933-05-01
Drawn By TERRAMODEL Date JUNE, 2008 Sheet 1 OF 2



FINAL PLAT

WOODLAND CREEK ESTATES

SW 1/4 SW 1/4, Section 9, T.1N., R.2W., Ute Meridian
City of Fruita, Mesa County, Colorado



CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	38°56'13"	43.50'	29.56'	29.00'	N19°28'07"E
C2	51°03'47"	43.50'	38.77'	37.50'	N64°28'07"E
C3	90°00'00"	59.00'	92.68'	83.44'	N45°00'00"E
C4	90°00'00"	37.00'	58.12'	52.33'	N45°00'00"E
C5	19°16'11"	172.00'	57.85'	57.57'	N09°38'05"W
C6	24°22'33"	150.00'	63.82'	63.34'	N12°11'17"W
C7	24°22'33"	128.00'	54.46'	54.05'	N12°11'17"W
C8	5°06'23"	172.00'	15.33'	15.32'	N23°31'17"W
C9	1°42'32"	172.00'	5.13'	5.13'	N23°31'17"W
C10	23°53'56"	128.00'	53.39'	53.00'	N12°25'35"W
C11	24°22'33"	150.00'	63.82'	63.34'	N12°11'17"W
C12	22°18'34"	172.00'	66.97'	66.55'	N11°30'44"W
C13	90°00'00"	37.00'	58.12'	52.33'	N45°00'00"E
C14	89°59'47"	59.00'	92.67'	83.44'	N45°00'07"E
C15	27°23'37"	43.50'	20.80'	20.60'	N13°40'32"E
C16	44°35'09"	43.50'	33.85'	33.00'	N49°39'55"E
C17	18°02'31"	43.50'	13.70'	13.64'	N60°58'45"E
C18	24°22'33"	172.00'	73.18'	72.63'	N17°48'43"E
C19	24°22'33"	150.00'	63.82'	63.34'	N17°48'43"E
C20	24°22'33"	128.00'	54.46'	54.05'	N17°48'43"E
C21	24°22'33"	128.00'	54.46'	54.05'	N17°48'43"E
C22	24°22'33"	150.00'	63.82'	63.34'	N17°48'43"E
C23	12°11'17"	172.00'	36.59'	36.52'	N71°43'05"E
C24	12°11'17"	172.00'	36.59'	36.52'	N83°54'22"E
C25	90°00'00"	37.00'	58.12'	52.33'	S45°00'00"E
C26	90°00'00"	59.00'	92.68'	83.44'	S45°00'00"E
C27	61°12'58"	43.50'	46.48'	44.30'	S59°23'31"E
C28	28°47'02"	43.50'	21.85'	21.62'	S14°23'31"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°55'43"E	26.46'
L2	N45°04'17"E	26.56'
L3	N45°00'00"E	26.66'
L4	S45°00'00"E	26.66'
L5	S45°00'00"E	19.80'
L6	N45°00'00"E	19.80'
L7	N45°00'00"E	19.83'
L8	N45°00'00"W	19.78'
L9	N00°00'00"E	9.25'
L10	S00°00'00"W	9.75'
L11	S00°00'00"W	6.63'
L12	N00°00'00"E	15.00'
L13	S44°55'42"E	11.67'
L14	N45°00'00"E	19.82'
L15	S45°00'00"E	19.83'
L16	S45°00'00"E	19.78'
L17	S45°00'00"W	19.78'
L18	N90°00'00"W	33.81'
L19	S45°00'00"W	26.66'
L20	S45°00'00"E	26.66'
L21	N45°01'29"E	26.60'
L22	N44°58'31"W	26.63'
L23	N90°00'00"E	37.50'
L24	S00°00'00"W	25.03'
L25	N44°54'38"W	40.21'
L26	N90°00'00"E	18.07'

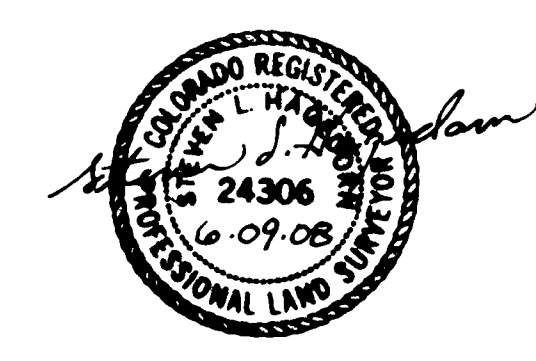
LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
- ⊕ FOUND 2 1/2" ALUMINUM CAP STAMPED "ROLLAND ENG. LS 18469"
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC. LS 24306"
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- P.O.B. = POINT OF BEGINNING
- (1234) ADDRESS

LAND USE SUMMARY

TRACTS (54 TOTAL)	USE	ACRES	PERCENT
TRACT A	SINGLE FAMILY RESIDENTIAL	9.74	68.2%
TRACT B	DETENTION/IRRIGATION/PARK	0.25	1.8%
TRACT C	PEDESTRIAN TRAIL	0.04	0.3%
DEDICATED ROADS	PUBLIC RIGHT-OF-WAY	4.24	29.7%
TOTAL AREA		14.28	100%

NOTE: Individual square footage and address, appear on each lot shown hereon.



FINAL PLAT
WOODLAND CREEK ESTATES
SW 1/4 SW 1/4, SECTION 9, T.1N., R.2W., U.M.
CITY OF FRUITA, MESA COUNTY, COLORADO

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

Designed By S.L.H.	Checked By M.W.D.	Job No. 933-05-01
Drawn By TERRAMODEL	Date JUNE, 2008	Sheet 2 OF 2

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