

FINAL PLAT YOUNG SUBDIVISION

OF PARCELS LOCATED IN NW1/4 NE1/4, SECTION 18, T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Stan Young, is the owner of record of that real property situated in the Northeast 1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 1821, Page 197, 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 YOUNG SUBDIVISION and being more particularly described as follows:

Commencing at the Southeast corner of the Northwest 1/4 Northeast 1/4 of Section 18, Township 1 North, Range 2 West, Ute Meridian, from whence the Northeast corner of the Northeast 1/4 of said Section 18 bears N00°13'04"W a distance of 1323.65 feet with all bearings herein relative thereto; thence N00°13'04"W 396.15 feet along the East line of the Northwest 1/4 Northeast 1/4 of said Section 18 and the West line of Downer Subdivision Filing No. 2; thence S89°47'21"W 511.00 feet along the South line of Downer Subdivision Filing No. 3; thence S00°12'39"E 85.07 feet to a point on the North right of way of U.S. Highway 6 & 50; thence S56°31'49"E 731.30 feet to a point on the centerline of the Little Salt Wash; thence following the next five (5) courses along said centerline of the Little Salt Wash, N63°40'39"E 88.13 feet; thence N33°08'45"E 16.15 feet; thence N10°59'03"W 12.80 feet; thence N42°23'03"W 29.98 feet; thence N00°08'39"W 9.43 feet to the North line of the Southeast 1/4 Northeast 1/4 of said Section 18; thence S89°51'21"W 162.02 feet along said North line to the Southeast corner of the Northwest 1/4 Northeast 1/4 of said Section 18 and the Point of Commencement.

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

All sewer and storm drainage 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.

All easements include the right of ingress and egress on, along, over, under, through, and across by 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.

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, operations, 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. Also pedestrian easement.

Said owner hereby acknowledges that all lien holders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Stan Young, has caused his name to be hereunto subscribed this 31 day of JANUARY, A.D., 2006

Stan Young
Stan Young

SUBORDINATION BY LIENHOLDERS

Grand Valley National Bank, being the holder of a promissory note secured by a Deed of Trust dated recorded February 10, 2004 at Book 3585, Page 33, 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 the Final Plat.

By: Jerry R. Orth U.P.
Grand Valley National Bank

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing was acknowledged before me this 31 day of JANUARY, 2006, by Jerry R. Orth as Vice Pres of Grand Valley National Bank

Witness my hand and official seal.

My commission expires: 9/17/2009



STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by STAN YOUNG this 31 day of JANUARY, A.D., 2006.

Witness my hand and official seal.
My Commission Expires 9/17/2009



TITLE CERTIFICATE

Meridian Land Title, LLC, does hereby certify that we have examined the title to all lands shown on this Plat and that title to such lands is vested in Stan Young, free and clear of liens, taxes and encumbrances.

EXECUTED this 31ST day of JANUARY, A.D., 2006

By: Lawrence D. Vent/EXAMINER

COMMUNITY DEVELOPMENT CERTIFICATE

This Plat approved by the City of Fruita Community Development Director this 23RD day of JANUARY, A.D., 2006.

Chris Babiker
Director

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 30TH day of JANUARY, A.D., 2006, for the filing with the Clerk and Recorder of Mesa County, Colorado, and for the 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 City except as specifically agreed 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, 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 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: Bob Cedeno
(Mayor)



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

ATTEST

Angust Fabian
City Clerk

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 10:56 A.M., on this 31ST day of FEBRUARY, A.D., 2006, in Plat Book No. 449A Page No. 515; Reception No. 2300603

Drawer RR-107 Fees 20.00 - 1.00

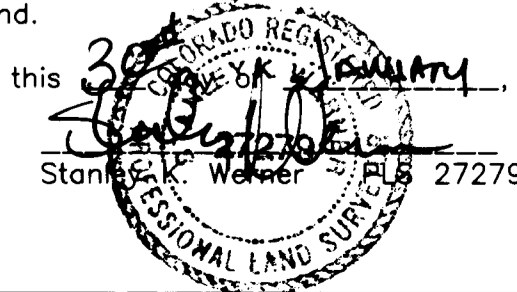
Janice Ward
Mesa County Clerk and Recorder

Lorie M. Eckman
Deputy

SURVEYOR'S CERTIFICATE

I, Stanley K. Werner, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is true, correct, and complete Plat of the YOUNG 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 the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 30TH day of JANUARY, 2006

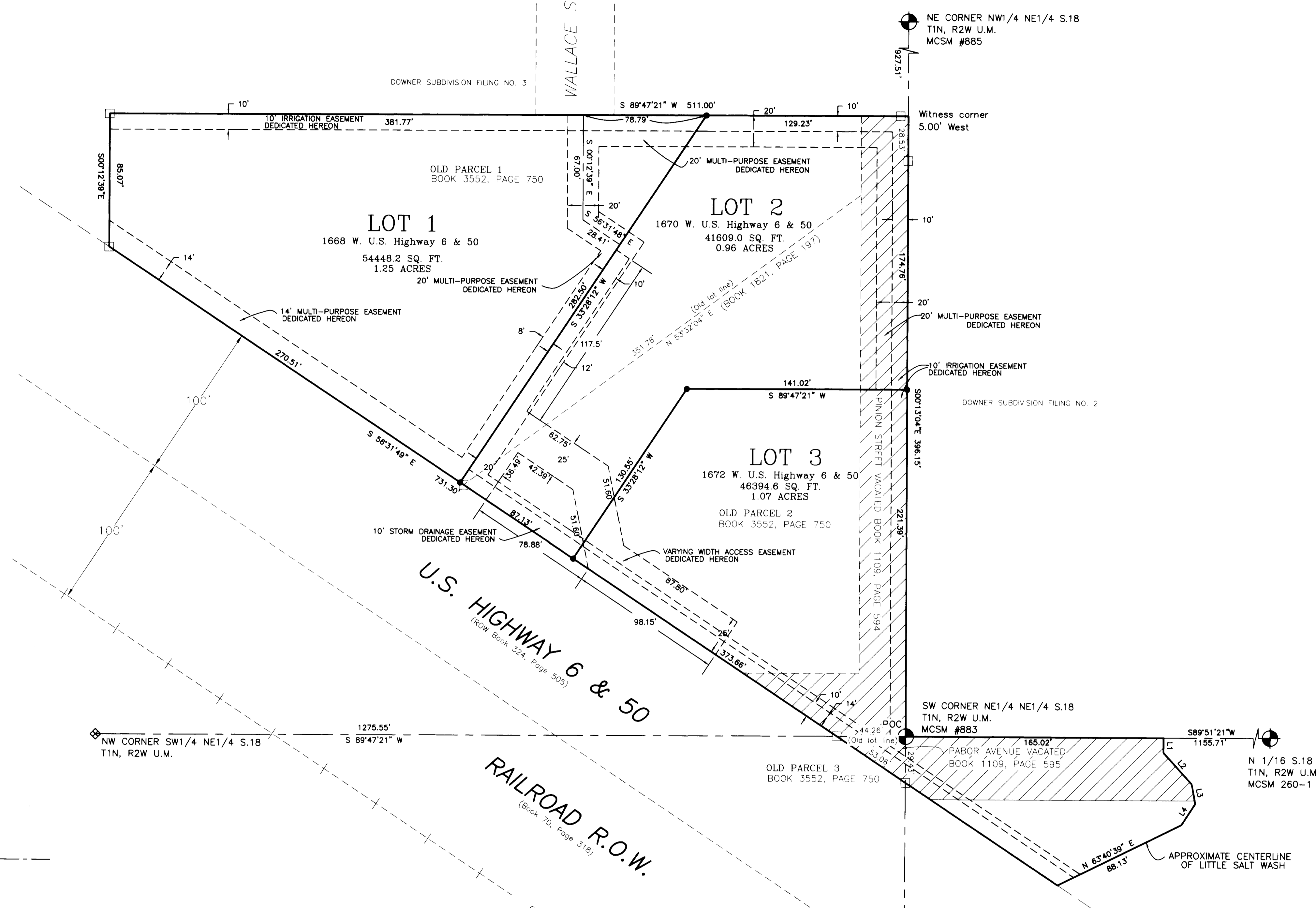


Prepared for: Hutton Company

FINAL PLAT YOUNG SUBDIVISION OF PARCELS LOCATED IN NW1/4 NE1/4, SECTION 18 T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: BE/SW	DRAWN BY: SKW
JOB NO. 05-150	SHEET 1 OF 2
REVISION DATE: 01/27/06	

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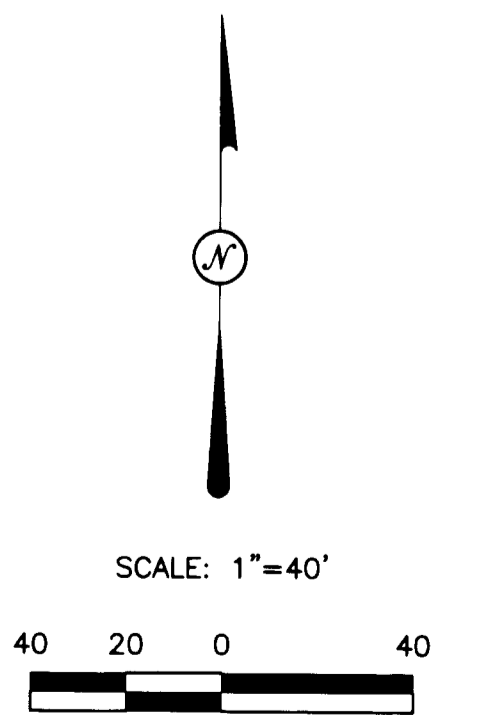
AREA SUMMARY

LOT 1	= 1.25 Acres	38 %
LOT 2	= 0.96 Acres	29 %
LOT 3	= 1.07 Acres	33 %
TOTAL	= 3.28 Acres	100%

NOTES

- 1) The bearings hereon are grid bearings of the Mesa County SIMS LCS determined by GPS observations on a MCSM #885 at the Northwest corner of the NE1/4 NE1/4 Section 18 and a MCSM #883 for the Southwest corner of the NE1/4 NE1/4 of Section 18, Township 1 North, Range 2 West, Ute Meridian the bearing of this line is S00°13'04"E a distance of 1323.65 feet.
- 2) Easement and title documents (schedules A&B) provided by Meridian Land Title Company - Title policy No. 77375
- 3) 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".
- 4) Division of the Parcel into three (3) lots as per Fruita Land Use Code, adopted May 6, 2004, Title 17.15.190 for Commercial and Industrial Plats.
- 5) Ingress/Egress, Drainage, and Irrigation Easements are reserved for the benefit of the owners of the lots shown on the Plat, and will be conveyed by separate legal instruments upon the sale of the lots.

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.



- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - SET 2" CAP PLS 27279
 - FOUND REBAR, PLS 27279
 - POINT OF COMMENCEMENT

LINE	BEARING	DISTANCE
L1	N 00°08'39" W	9.43'
L2	N 42°23'03" W	26.98'
L3	N 10°59'03" W	12.80'
L4	N 33°08'45" E	16.15'



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