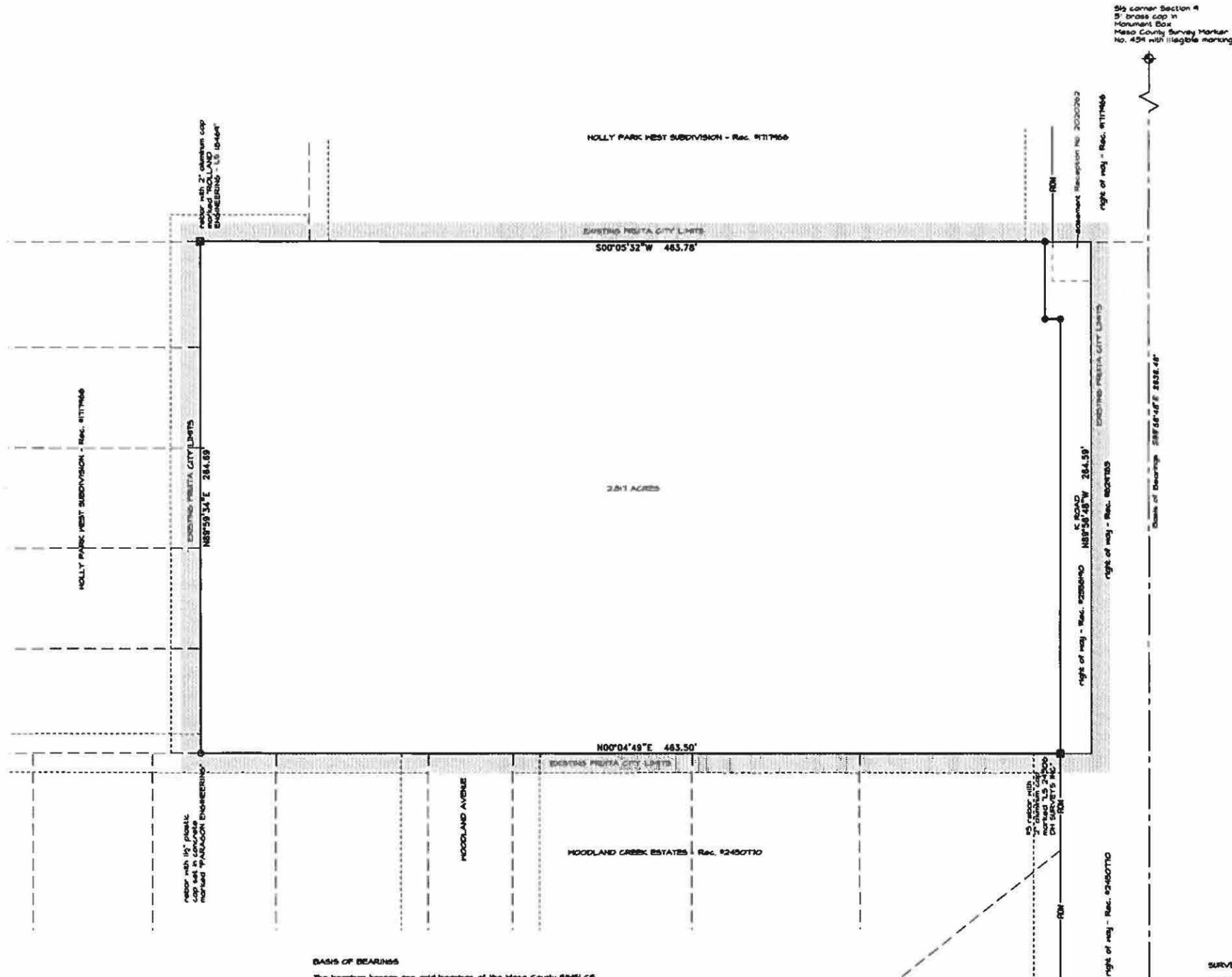


PINEWOOD ESTATES ANNEXATION

ANNEXATION MAP

SW¼ SW¼ Section 9, Township 1 North, Range 2 West, Ute Meridian



LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, Sandstone Collection LLC, an Colorado limited liability company, the owners of 100 percent of the following described property, excluding any public streets and alleys, to wit:

A tract of land lying in the E¼ SW¼ SW¼ of Section 9, Township 1 North, Range 2 West of the Ute Meridian, more particularly described as follows:
 Commencing at the Southwest Corner of said Section 9, thence East 988.73 feet along the South line of said Section 9 to the True Point of Beginning,
 thence North 00°02'44" East 483.75 feet along the West line of the E¼ SW¼ SW¼ of said Section 9, thence East 284.87 feet,
 thence South 00°02'44" West 493.75 feet to the South line of said Section 9,
 thence West 284.87 feet along the South line of said Section 9 to the True Point of Beginning;

EXCEPT the South 30 feet for road right-of-way conveyed to the County of Mesa by instrument recorded December 11, 1982 in Book 836 at Page 474,

County of Mesa, State of Colorado.

have by these presents laid out and platted the same as shown hereon and designate the same as Pinewood Estates Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this ____ day of _____, 20____.

Connie Marie Bennetts, Manager
 SANDSTONE COLLECTION, LLC
 an Colorado limited liability company

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by Connie Marie Bennetts, Manager of Sandstone Collection, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

Notary Public

PLANNING COMMISSION CERTIFICATION

This plat approved by the City of Fruita Planning Commission the ____ day of _____, 20____.

Chairman

CITY COUNCIL CERTIFICATE (Annexation Plat)

The City Council of the City of Fruita, Colorado, by Resolution Number _____, duly adopted on the ____ day of _____, 20____, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the City of Fruita.

The City Council of the City of Fruita, Colorado, by Ordinance Number _____, duly adopted on the ____ day of _____, 20____, did annex the property herein described to the City of Fruita, Colorado.

Mayor

ATTEST:

City Clerk

TITLE CERTIFICATE (Annexation and Subdivision Plats)

shown on this Plat and that title to such lands is vested in _____ free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this ____ day of _____, 20____.

Name and Title

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state, the Survey represented hereon was performed by me or under my responsible charge. It is based upon my knowledge, information and belief, it is in accordance with Colorado Revised Statute 38-2-102 (4), it is in accordance with applicable standards of practice, that no less than one-eighth (1/8") of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, that the external boundaries of the property, have been monumented on the ground. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
 Colorado PLS 18480



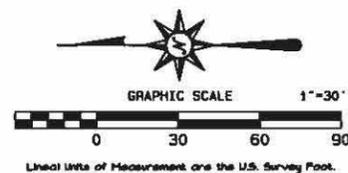
BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County 98-MCLCS determined by GPS observation on Mesa County Survey Marker #4 of the southwest corner of Section 9 and Mesa County Survey Marker #434 of the south quarter corner of Section 9, Township 1 North, Range 2 West of the Ute Meridian. The bearing of the line is South 81°36'46" East.

MCLCS ZONE '94A'
 TRANSVERSE MERCATOR PROJECTION
 POINT OF ORIGIN (SOUTH) CENTRAL MERIDIAN:
 LATITUDE 34°06'22.12736N
 LONGITUDE 108°32'01.49465W
 NORTHING: 50,000.00'
 EASTING: 100,000.00'
 SCALE FACTOR: 1.00021816748
 PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD83)

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, Order No. 6J863084020, dated 10/24/2017. Other documents may exist which would affect this property.

This plat is a representation the surveyed location of the property as described in the title documents referenced hereon. The bearings and distances of the boundary lines as shown hereon represent the results of this survey of the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) and respecting the locations of the accepted monuments.



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.

PINEWOOD ESTATES ANNEXATION ANNEXATION MAP

SW¼ SW¼ Section 9, Township 1 North, Range 2 West, Ute Meridian
 Sheet 1 of 1 Date: Nov 30, 2017 Job No. 17B-001
 Surveyed: slg Drawn: lst Checked: ckt Approved: _____

\\RCCSERVER\DATA\PROJECTS\1710 BOA Builders\001 1816 K Road\Survey\15F.pro



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