

OWNERS STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned is the owner of that real property situated in the SE 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as recorded in Book 2357, Pages 701, 702, Mesa County Clerk and Recorders records, described as follows:

Commencing at the SW corner of the SE1/4 NE1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian Whence the NW corner of said SE1/4 NE1/4 bears N0°00'00"E (For the basis of bearings); thence N40°04'31"E 38.83 feet to the point of beginning, said point being 25 feet East of the West line and 30 feet North of the South line of said SE 1/4 NE 1/4, thence N0°00'00"E 1240.26 feet, thence 20.03 feet along the arc of a curve to the right with a central angle of 11°28'32" and a radius of 100.00 feet, the chord bears N5°44'21"E 20.00 feet; thence 30.18 feet along the arc of a curve to the left with a central angle of 11°31'38" and a radius of 150.00 feet, the chord bears N5°42'49"E 30.13 feet; thence S9°00'00"E 253.00 feet; thence S0°16'13"W 1018.74 feet; thence N89°25'00"W 86.00 feet; thence S0°25'00"W 274.19 feet to a point 30 feet North of the South line of the said SE1/4 NE1/4; thence N89°20'29"W 165.22 feet to the point of beginning, containing 7.01 acres.

That said owners have caused the said real property to be laid out and surveyed as FRUITVALE MEADOWS with the restrictive covenants recorded in Book _____ Page _____

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and roads as shown on this plat to the city of Grand Junction for the use of the public forever.

All utility easements to the city of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All multi-purpose easements to the city of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto, including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All irrigation easements are conveyed by separate instrument to the Fruitvale Homeowners Association, Inc. for the purpose of installation, maintenance and repair of private irrigation systems as recorded in Book _____ Page _____

Landscape easements are conveyed by separate instrument to the Fruitvale Meadows Homeowners Association, Inc. for the purpose of planting and maintaining the required landscaping as defined on the landscaping plans. Conveyed by instrument recorded in Book _____ Page _____

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 said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's 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.

FRUITVALE MEADOWS

In the SE 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 East, Ute Meridian

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed

this 2 day of April 2001 A.D.

Joe C. Voytilla
Casas Del Tierra, Inc., a Colorado Corporation
By Joe C. Voytilla, President

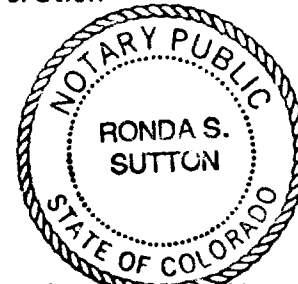
STATE OF COLORADO)
)SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Joe C. Voytilla
this 2 day of April 2001 A.D.

Witness my hand and official seal

My Commission expires 5-2-02

Notary Public



LIEN HOLDER CERTIFICATE

I hereby consent to and approve of the Fruitvale Meadows Subdivision.

Margaret S. Heitt
Margaret S. Heitt, Lien Holder

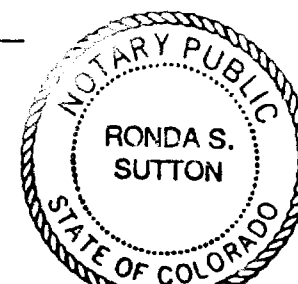
STATE OF COLORADO)
)SS
COUNTY OF MESA)

The foregoing statement was acknowledged before me by Margaret S. Heitt
this 2 day of April 2001 A.D.

Witness my hand and official seal

My Commission expires 5-2-02

Notary Public

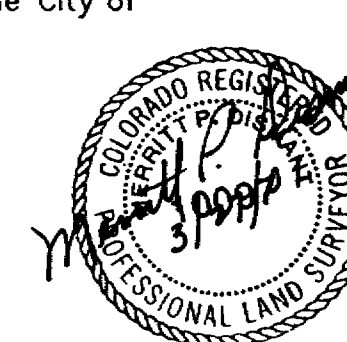


SURVEYORS CERTIFICATE

I, Merritt P. Dismant do hereby certify that the accompanying plat of FRUITVALE MEADOWS, has been prepared under my direct supervision and responsibility and accurately represents a field survey of same. I also certify that the survey and this plat conform to the City of Grand Junction Zoning and development code.

Merritt P. Dismant, PLS 10097

Dated this 27 day of MARCH 2001



CITY OF GRAND JUNCTION APPROVAL

This plat of FRUITVALE MEADOWS Subdivision, a subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado, is approved and accepted

this Fifth day of APRIL 2001 A.D.

Drew Voland City Manager
Gene Kinsay President of City Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF MESA)

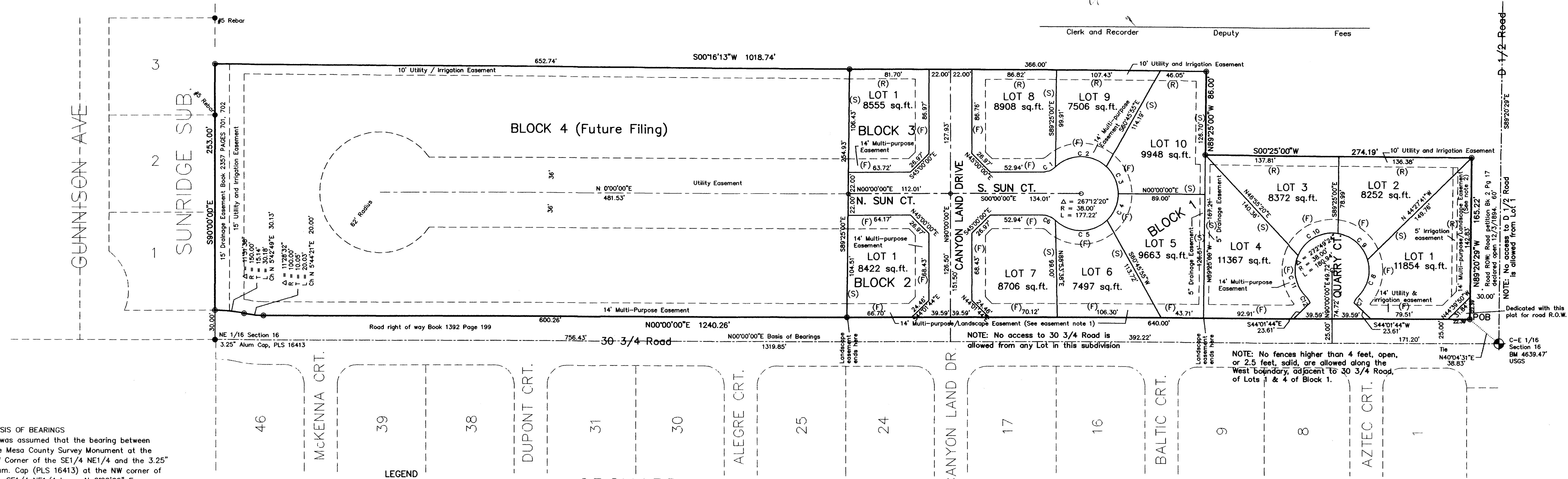
I hereby certify that this instrument was filed in my office at 3:28 o'clock P.M

this 17th day of April 2001 A.D., and is duly recorded in

Plat Book No. 18 Page 132 Reception No. 1992/38

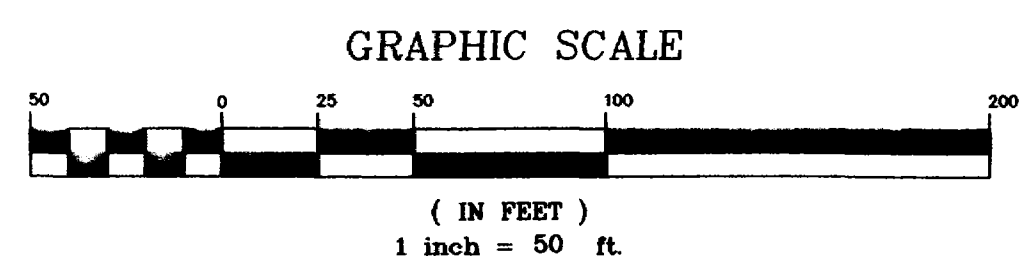
Drawer No. AP-165

Clerk and Recorder Deputy Fees



BASIS OF BEARINGS
It was assumed that the bearing between the Mesa County Survey Monument at the SW Corner of the SE1/4 NE1/4 and the 3.25" Alum. Cap (PLS 16413) at the NW corner of the SE1/4 NE1/4 bears N 0°00'00" E

- LEGEND**
- Found Mesa County Survey Monument
 - Found monument as described
 - Set 2" Alum. Cap on #5 rebar in concrete
 - Monument to be set after street is paved.
 - (R) Indicates Rear Yard
 - (S) Indicates Side Yard
 - (F) Indicates Front Yard



AREA SUMMARY

Streets & Roads	0.68 Ac.	9.7 %
Lots	2.50 Ac.	35.7 %
Block 4	3.83 Ac.	54.6 %
Total	7.01 Ac.	100.0 %

CURVE TABLES

Curve	Delta	Radius	Length	Chord Bearing & Distance
C 1	43°36'10"	20.00	15.22	S21°48'05"E 14.86
C 2	86°16'43"	38.00	57.22	S00°27'46"E 51.97
C 3	47°19'22"	38.00	31.39	S66°20'19"W 30.90
C 4	45°51'04"	38.00	30.41	N67°04'28"W 29.60
C 5	87°45'06"	38.00	58.20	N00°16'23"E 52.68
C 6	43°36'10"	20.00	15.22	N21°48'05"E 14.86
C 7	21°12'04"	13.50	6.88	N58°11'20"W 6.81
C 8	62°35'12"	38.00	41.51	S74°52'55"E 39.48
C 9	64°25'32"	38.00	42.73	N41°36'43"E 40.51
C10	76°13'19"	38.00	50.55	N28°42'42"W 46.91
C11	69°35'20"	38.00	46.15	S78°22'58"W 43.37
C12	23°12'04"	13.50	6.88	S58°11'20"W 6.81

- EASEMENT NOTES**
- (1) The landscape easement is the westerly 3 feet of this easement.
 - (2) The landscape easement is the South 5 feet of this easement.

FRUITVALE MEADOWS
In The
SE 1/4 NE 1/4 Section 16
Township 1 South, Range 1 East U.M.
Mesa County Colorado

A.I.C.
ALLIED INDEPENDENT CONSULTANTS
303 NORTH AVE.
GRAND JUNCTION, CO. 81501
PHONE 970 244 8702 FAX 970 243 2691

OWNERS STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned is the owner of that real property situated in the SE 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as recorded in Book 2357, Pages 701, 702, Mesa County Clerk and Recorders records, described as follows:

Commencing at the SW corner of the SE 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian Whence the NW corner of said SE 1/4 NE 1/4 bears N0°00'00"E (For the basis of bearings); thence N39°45'57"E 39.08 feet to the point of beginning, said point being 25 feet East of the West line and 30 feet North of the South line of said SE 1/4 NE 1/4, thence N0°00'00"E 1239.94 feet, thence 20.03 feet along the arc of a curve to the right with a central angle of 11°28'32" and a radius of 100.00 feet, the chord bears N5°44'21"E 20.00 feet; thence 30.18 feet along the arc of a curve to the left with a central angle of 11°31'38" and a radius of 150.00 feet, the chord bears N5°42'49"E 30.13 feet; thence S90°00'00"E 253.00 feet; thence S0°16'13"W 1018.74 feet; thence N89°25'00"W 86.00 feet; thence S0°25'00"W 271.68 feet to a point 30 feet North of the South line of the said SE 1/4 NE 1/4; thence S89°54'10"W 165.22 feet to the point of beginning, containing 7.01 acres.

That said owners have caused the said real property to be laid out and surveyed as FRUITVALE MEADOWS, AMENDED with the restrictive covenants recorded in Book _____ Page _____

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and roads as shown on this plat to the city of Grand Junction for the use of the public forever.

All utility easements to the city of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All multi-purpose easements to the city of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto, including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All irrigation easements are conveyed by separate instrument to the Fruitvale Homeowners Association, Inc. for the purpose of installation, maintenance and repair of private irrigation systems as recorded in Book _____ Page _____

Landscape easements are conveyed by separate instrument to the Fruitvale Meadows Homeowners Association, Inc. for the purpose of planting and maintaining the required landscaping as defined on the landscaping plans. Conveyed by instrument recorded in Book _____ Page _____

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 said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's 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.

FRUITVALE MEADOWS, AMENDED

In the SE 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 East, Ute Meridian

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed

this _____ day of _____ 2001 A.D.

Casas Del Tierra, Inc., a Colorado Corporation
By Joe C. Voytilla, President

STATE OF COLORADO)
)SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Joe Voytilla
this _____ day of _____ 2001 A.D.

Witness my hand and official seal

My Commission expires _____ Notary Public

LIEN HOLDER CERTIFICATE

I hereby consent to and approve of the Fruitvale Meadows, Amended Subdivision.

Margaret S. Heitt, Lien Holder

STATE OF COLORADO)
)SS
COUNTY OF MESA)

The foregoing statement was acknowledged before me by Margaret S. Heitt
this _____ day of _____ 2001 A.D.

Witness my hand and official seal

My Commission expires _____ Notary Public

SURVEYORS CERTIFICATE

I, Merritt P. Dismant do hereby certify that the accompanying plat of FRUITVALE MEADOWS, AMENDED, has been prepared under my direct supervision and responsibility and accurately represents a field survey of same. I also certify that the survey and this plat conform to the City of Grand Junction Zoning and development code.

Merritt P. Dismant, PLS 10097

Dated this 1st day of MAY 2001



CITY OF GRAND JUNCTION APPROVAL

This plat of FRUITVALE MEADOWS, AMENDED Subdivision, a subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado, is approved and accepted
this _____ day of _____ 200__ A.D.

City Manager President of City Council

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF MESA)

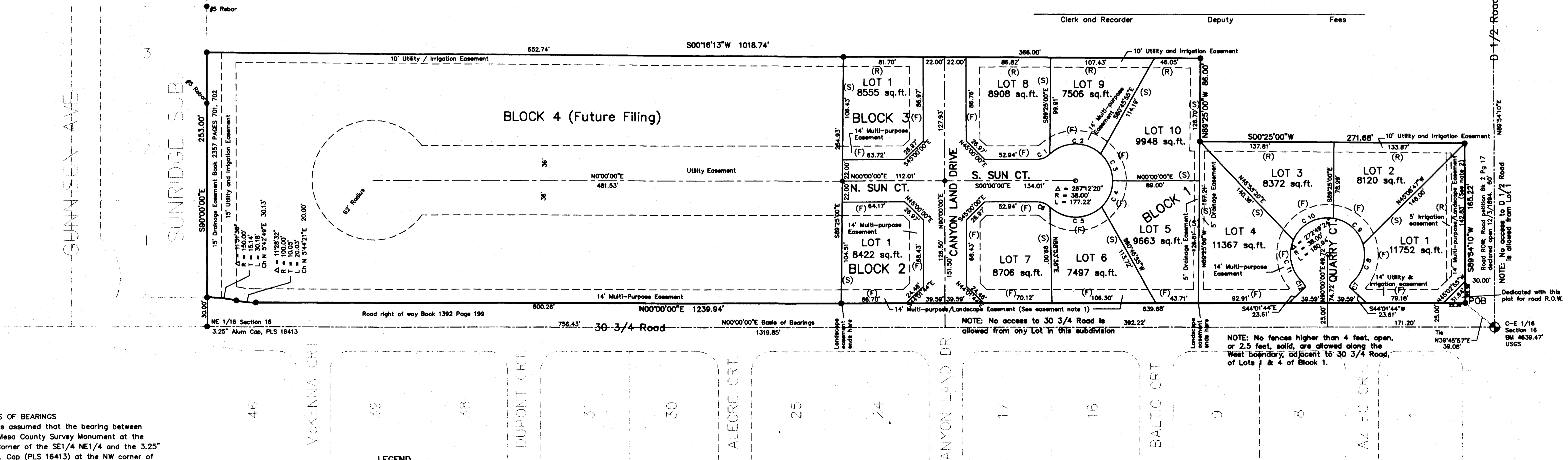
I hereby certify that this instrument was filed in my office at _____ o'clock ____ M

this _____ day _____ 200__ A.D., and is duly recorded in

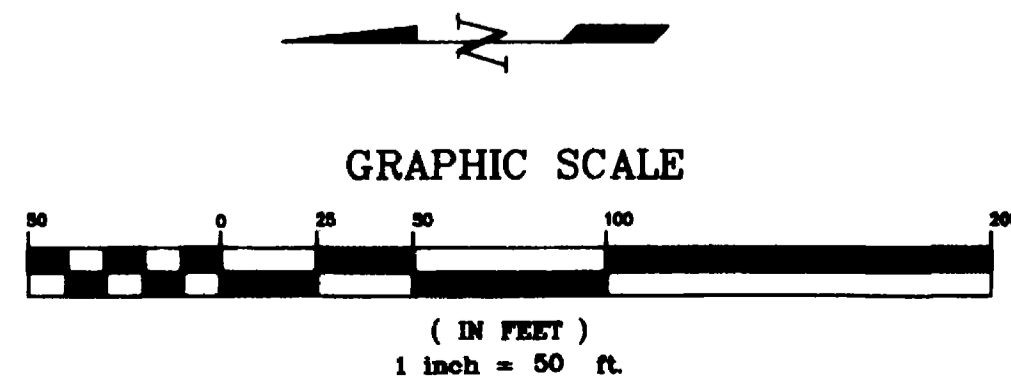
Plat Book No. _____ Page _____ Reception No. _____

Drawer No. _____

Clerk and Recorder Deputy Fees



BASIS OF BEARINGS
It was assumed that the bearing between the Mesa County Survey Monument at the SW Corner of the SE 1/4 NE 1/4 and the 3.25" Alum. Cap (PLS 16413) at the NW corner of the SE 1/4 NE 1/4 bears N 0°00'00" E



- LEGEND**
- Found Mesa County Survey Monument
 - Found monument as described
 - Set 2" Alum. Cap on #5 rebar in concrete
 - Monument to be set after street is paved.
 - (R) Indicates Rear Yard
 - (S) Indicates Side Yard
 - (F) Indicates Front Yard

ORCHARD VIEW SUB.

AREA SUMMARY

Streets & Roads	0.68 Ac.	9.7 %
Lots	2.50 Ac.	35.7 %
Block 4	3.83 Ac.	54.6 %
Total	7.01 Ac.	100.0 %

CURVE TABLES

Curve	Delta	Radius	Length	Chord Bearing & Distance
C-1	43°56'10"	20.00	15.22	S21°44'05"E 14.86
C-2	88°18'48"	38.00	37.22	S00°27'48"E 31.97
C-3	4°15'22"	38.00	31.39	S84°20'18"W 30.50
C-4	45°31'04"	38.00	30.41	N81°40'28"W 28.80
C-5	87°43'08"	38.00	58.40	N00°18'23"W 52.88
C-6	43°56'10"	20.00	15.22	N21°48'05"E 14.86
C-7	2°17'04"	13.50	8.88	S28°11'20"W 8.81
C-8	82°25'52"	38.00	41.91	S74°52'50"W 39.48
C-9	84°25'52"	38.00	42.73	N41°36'43"E 40.51
C-10	78°13'19"	38.00	50.55	N28°52'42"W 46.91
C-11	89°35'20"	38.00	48.15	S78°22'58"W 43.57
C-12	2°17'04"	13.50	8.88	S58°11'20"W 8.81

- EASEMENT NOTES**
- The landscape easement is the westerly 3 feet of this easement.
 - The landscape easement is the South 5 feet of this easement.

REVISED PER:
AFFIDAVIT OF CORRECTION
05/01/01

FRUITVALE MEADOWS AMENDED
In The
SE 1/4 NE 1/4 Section 16
Township 1 South, Range 1 East U.M.
Mesa County Colorado

A.I.C.
ALLIED INDEPENDENT CONSULTANTS
303 NORTH AVE.
GRAND JUNCTION, CO. 81501
PHONE 970 244-8703 FAX 970 243-2681