

FRUITVALE MEADOWS, FILING NO. 2

(A Replat of Block 4, Fruitvale Meadows, Amended)

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

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 a distance of 1319.85 feet (For the basis of bearings); thence along said line 669.97 feet; thence S89°25'00"E 25.00 feet to the Point of Beginning, said point being the NW corner of Lot 1, Block 2 of the Fruitvale Meadows Amended Subdivision; thence N0°00'00"E 600.24 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 N05°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 N05°42'49"E 30.13 feet; thence S90°00'00"E 253.00 feet; thence S00°16'13"W 652.73 feet; thence N89°25'00"W 254.93 feet to the Point of Beginning, containing 3.83 acres.

That said owners have caused the said real property to be laid out and surveyed as FRUITVALE MEADOWS, FILING NO. 2 with the restrictive covenants recorded in Book 2835, Page 533-545

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 2942, Page 441

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 2942, Page 441

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.

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

this 10th day of October 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 10th day of October 2001 A.D.

Witness my hand and official seal

My Commission expires



Brian J. Parker
 Notary Public

LIEN HOLDER CERTIFICATE

I hereby consent to and approve of the Fruitvale Meadows, Filing NO. 2 Subdivision.

Wells Fargo Bank West, National Association by *Thomas H. Espelund V.P.*

STATE OF COLORADO } ss

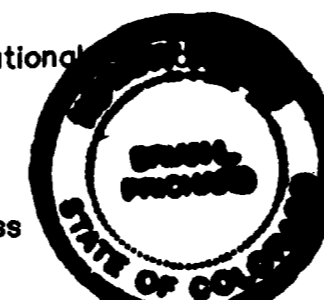
COUNTY OF MESA

The foregoing statement was acknowledged before me by *Tom W. Espelund V.P.*

this 10th day of October 2001 A.D.

Witness my hand and official seal

My Commission expires



Brian J. Parker
 Notary Public

SURVEYORS CERTIFICATE

I, Stanley K. Werner do hereby certify that the accompanying plat of FRUITVALE MEADOWS, FILING NO. 2, 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.

Stanley K. Werner
 Stanley K. Werner, P.
 27279
 PROFESSIONAL LAND SURVEYOR

Dated this 5th day of October 2001

CITY OF GRAND JUNCTION APPROVAL

This plat of FRUITVALE MEADOWS, FILING NO. 2 Subdivision, a subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado, is approved and accepted

this 25th day of October 2001 A.D.

Paul Ansel City Manager
Cindy Ann Martz President of City Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at 3:54 o'clock P.M., October 19 A.D., 2001, and was duly recorded in Plat Book No. 18 Page No. 260

2020927

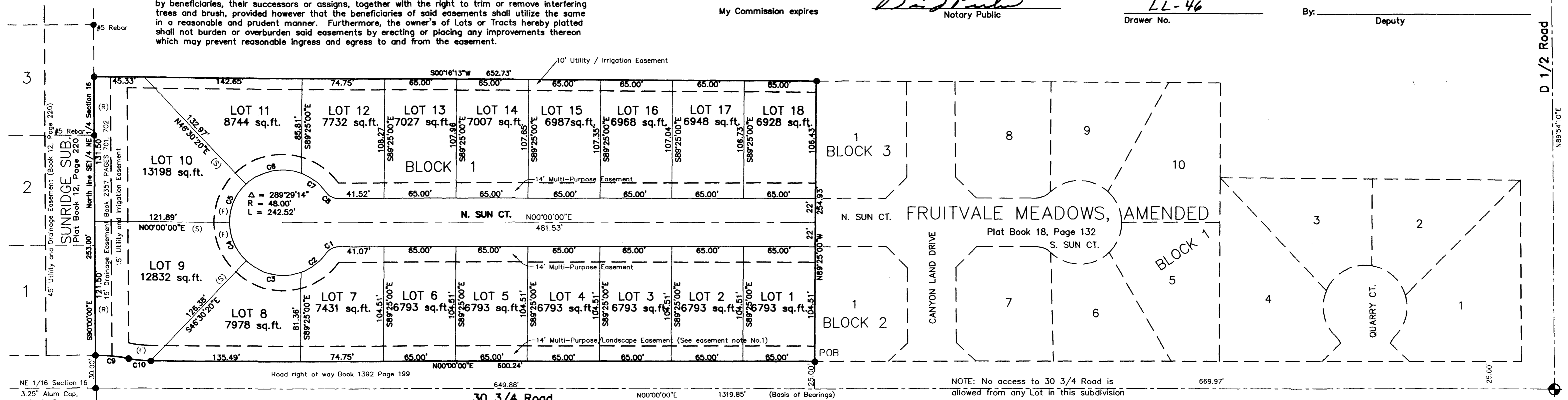
Reception No.

LL-46

Drawer No.

Clerk and Recorder

By: Deputy



NOTES
 1. Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc. Policy No. 00905655 C, dated 4/27/01
 2. Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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 a distance of 1319.85 feet.

CURVE	DELTA	RADIUS	LTH	CH. & DIST
C1	54°44'37"	13.50	12.90	N27°22'19"W 12.41
C2	34°53'28"	48.00	29.23	S37°17'53"E 28.78
C3	63°20'50"	48.00	53.07	S11°49'15"W 50.41
C4	46°30'26"	48.00	38.96	S66°44'53"W 37.90
C5	46°30'14"	48.00	38.96	N66°44'47"W 37.90
C6	64°30'50"	48.00	54.05	N11°14'15"W 51.24
C7	33°43'28"	48.00	28.25	N37°52'53"E 27.85
C8	54°44'37"	13.50	12.90	S27°22'19"W 12.41
C9	11°31'38"	150.00	30.18	N5°42'49"E 30.13
C10	11°28'32"	100.00	20.03	N5°44'21"E 20.00

ORCHARD VIEW SUB.

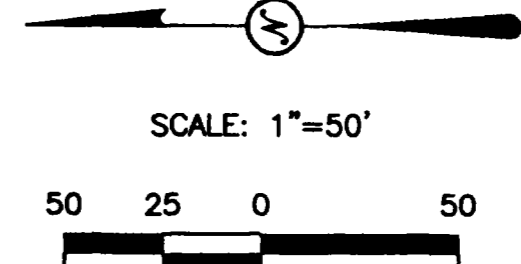
Plat Book 13, Page 90 and 91

AREA SUMMARY

Street & Roads	= 0.61 Acres	15.9 %
Lots	= 3.22 Acres	84.1 %
TOTAL	= 3.83 Acres	100.00%

- LEGEND**
- Found Mesa County Survey Monument
 - Found monument as described
 - Found 2" Alum. Cap on #5 rebar in concrete PLS 10097
 - ⊥ Set #5 rebar with plastic cap at all lot corners PLS 27279
 - (F) Indicates Front Yard designation for setback requirements
 - (R) Indicates Rear Yard designation for setback requirements
 - (S) Indicates Side Yard designation for setback requirements

Easement Notes:
 1) The landscape easement is the westerly 3 feet of this easement.
 2) Principal structure setback along 30 3/4 Road is 25 feet.



Located in the SE1/4 NE1/4 Section 16, T1S, R1E, UTE M.

FRUITVALE MEADOWS, FILING NO. 2
 A Part of the SE1/4 NE1/4 SECTION 16, T1S, R1E, UTE MERIDIAN, MESA COUNTY, CO
High Desert Surveying, LLC
 2591 B 3/4 Road GRAND JUNCTION, COLORADO 81503 (970) 254-8649
 PROJECT NO. 01-12 SUR. BY: DRAWN / CHECKED SHEET OF
 DATE: May 4, 2001 JF/BE SKW JCF 1 1