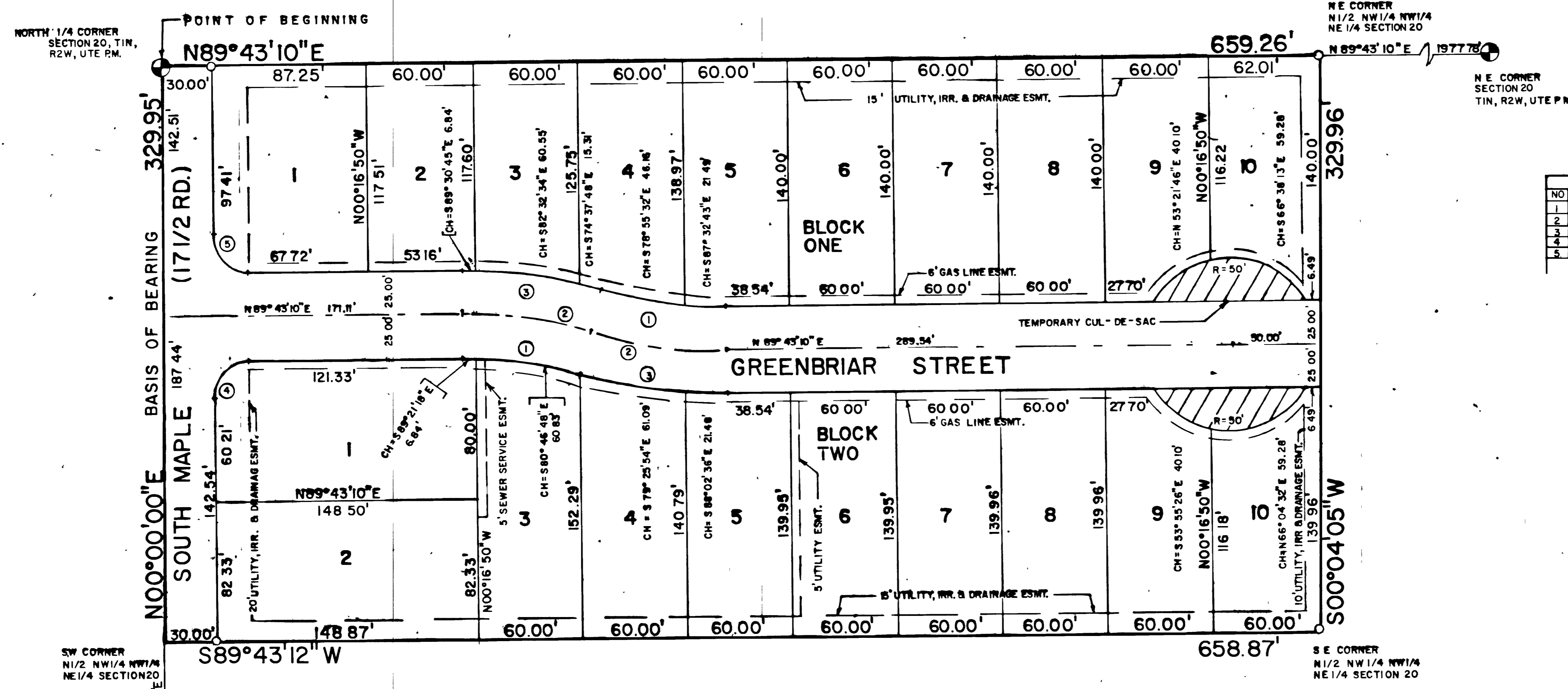


GREENBRIAR ESTATES



LEGEND

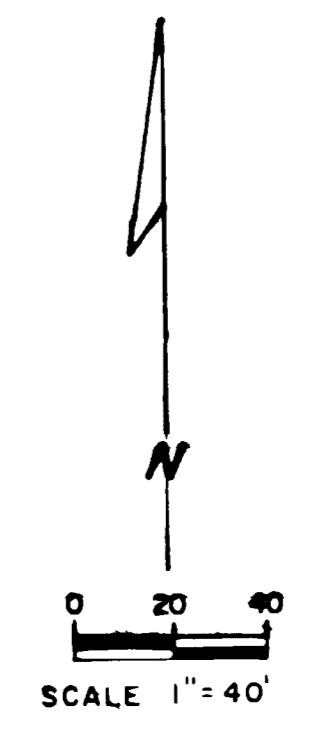
- MESA COUNTY BRASS CAP
- NO 5 REBAR W/CAP SET IN CONC 14113
- LOT CORNER 5/8" REBAR W/CAP 14113

CURVE DATA

NO	RADIUS	Δ	LENGTH	TANGENT	CHORD
1	225.13	17° 14' 42"	67.76	34.14	S81° 39' 29" E 67.50
2	250.13	17° 14' 42"	75.28	37.93	S81° 39' 29" E 75.00
3	275.13	17° 14' 42"	82.81	41.72	S81° 39' 29" E 82.50
4	20.00	89° 43' 10"	31.32	19.90	S45° 08' 25" E 28.21
5	20.00	90° 16' 50"	31.51	20.10	N44° 51' 35" E 28.35

AREA SUMMARY

	ACRES	%
STREETS	1.03	20.60
LOTS	3.96	79.4
TOTAL	4.99	100



KNOW ALL MEN BY THESE PRESENTS:
 THAT THE UNDERSIGNED, DALE G. MUFF AND JERRY SLAUGH, OWNERS OF M-S ENTERPRISES, A LIMITED PARTNERSHIP, ARE THE OWNERS OF THAT REAL PROPERTY BEING THE N1/2 NW1/4 NE1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE P.M. AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, T1N, R2W, UTE P.M.; THENCE N 89° 43' 10" E 659.26 FEET; THENCE S 00° 04' 05" W 329.96 FEET; THENCE S 89° 43' 12" W 658.87 FEET; THENCE N 00° 00' 00" W 329.95 FEET TO THE POINT OF BEGINNING CONTAINING 4.992 ACRES, MORE OR LESS.
 THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GREENBRIAR ESTATES, A SUBDIVISION OF A PART OF THE COUNTY OF MESA.
 THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.
 THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, DALE G. MUFF AND JERRY SLAUGH, OWNERS OF M-S ENTERPRISES, A LIMITED PARTNERSHIP, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 13TH DAY OF NOVEMBER, A.D., 1979.
 Dale G. Muff
 Jerry Slough

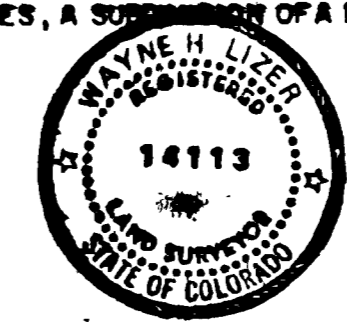
STATE OF COLORADO }
 COUNTY OF MESA }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF NOVEMBER, A.D., 1979 BY DALE G. MUFF AND JERRY SLAUGH, OWNERS OF M-S ENTERPRISES, A LIMITED PARTNERSHIP.
 MY COMMISSION EXPIRES SEP 17, 1980. WITNESS MY HAND AND OFFICIAL SEAL
 Notary Public

CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:35 O'CLOCK P.M., November 30th, 1979 AND IS DULY RECORDED IN PLAT BOOK NO. 12 PAGE 221.
 Clerk and Recorder

TOWN OF FRUITA PLANNING COMMISSION
 APPROVED THIS 16th DAY OF November, A.D., 1979 BY THE PLANNING COMMISSION OF THE TOWN OF FRUITA, COUNTY OF MESA, STATE OF COLORADO.
 Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE
 APPROVED THIS 16th DAY OF November, A.D., 1979 BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FRUITA.
 Chairman

SURVEYOR'S CERTIFICATE
 I, WAYNE H. LIZER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GREENBRIAR ESTATES, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.
 Registered Land Surveyor, PE, LS 14113



GREENBRIAR ESTATES.
W.H. LIZER & ASSOCIATES.
 ENGINEERING & SURVEYING
 #92 29 ROAD PH. 241-1129
 GRAND JUNCTION, COLORADO.

Town of Fruita 858 - 3663