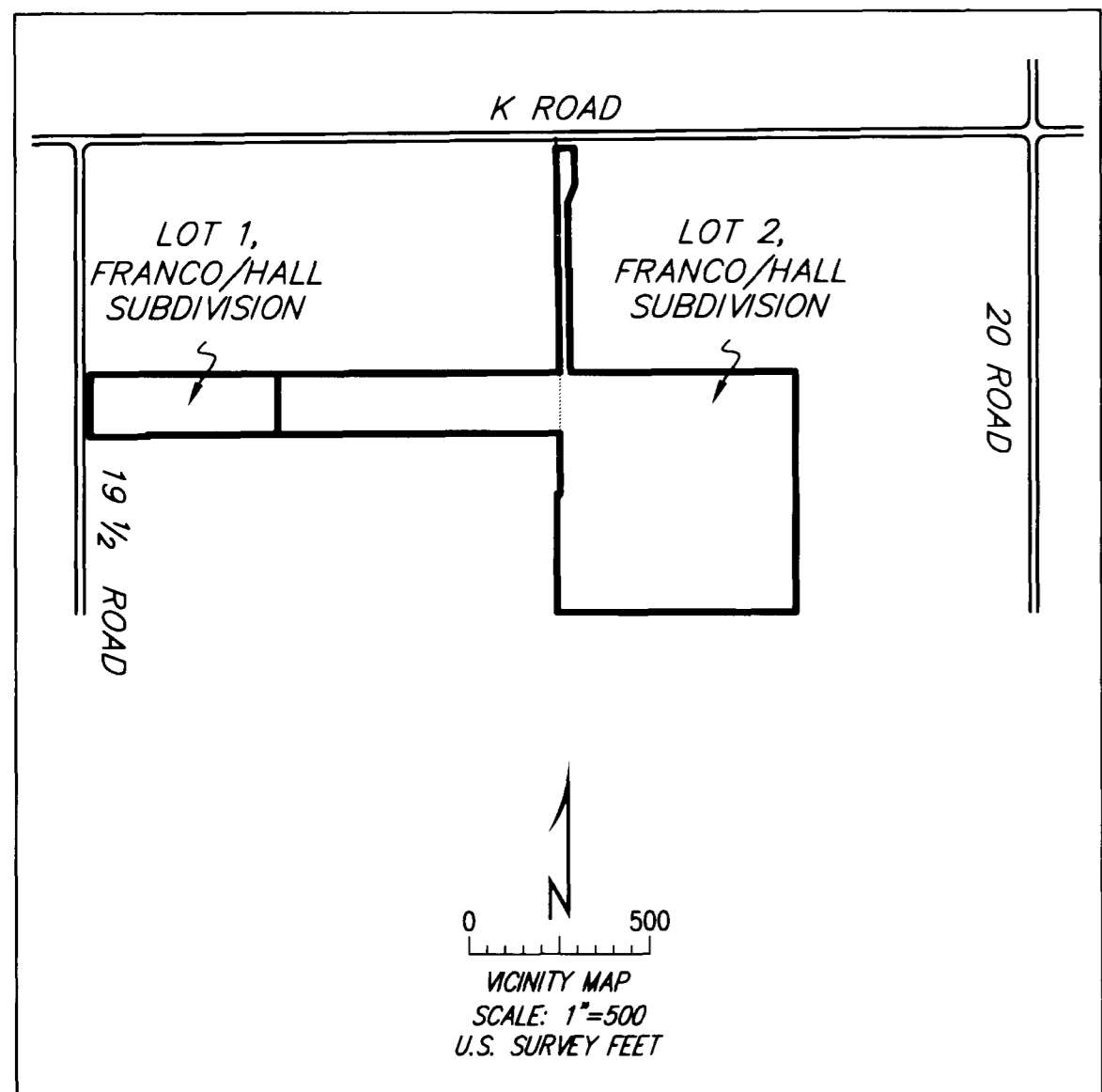
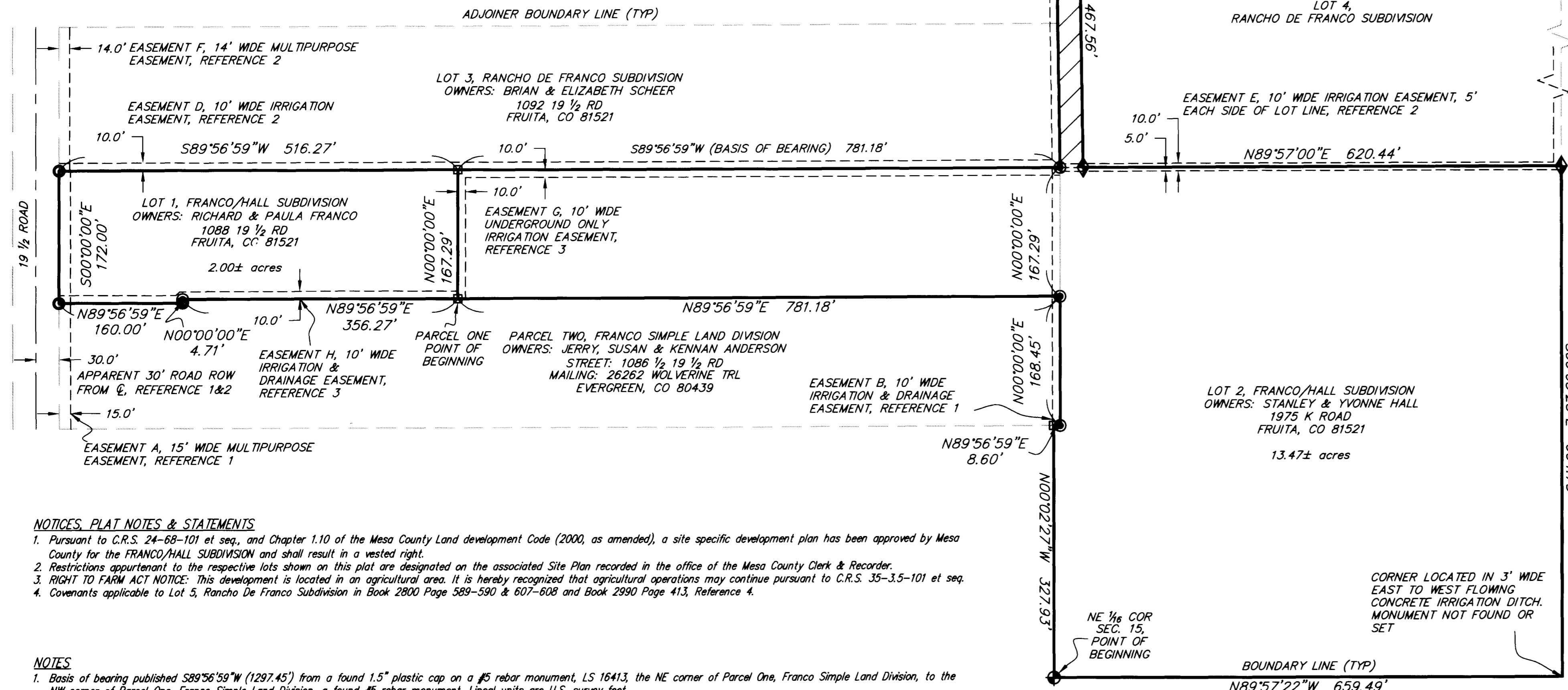
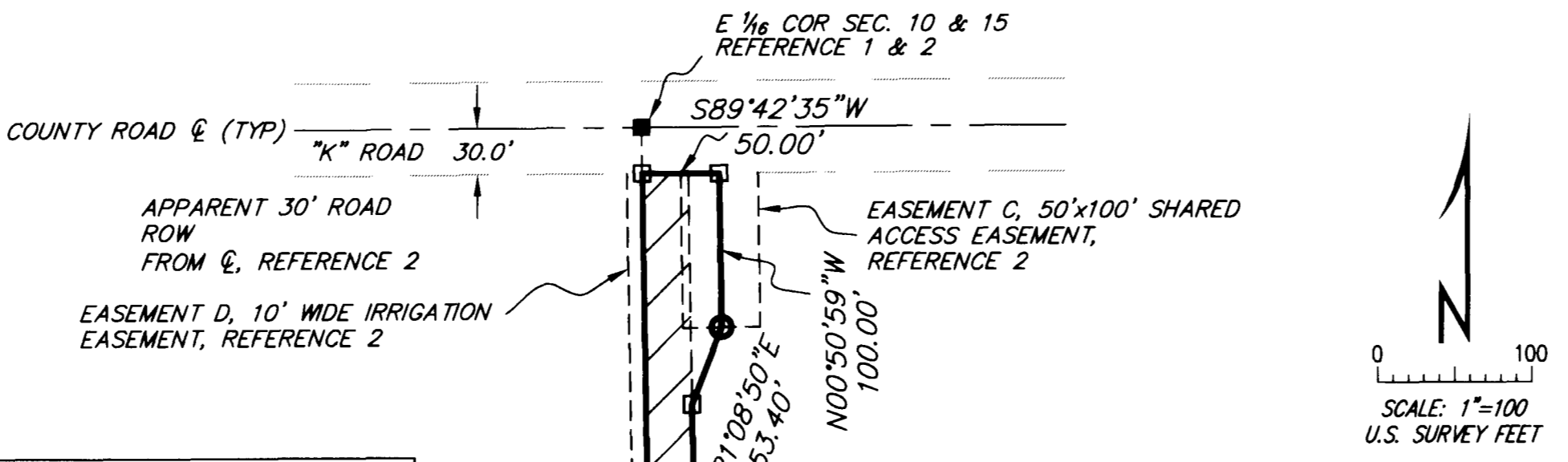


FRANCO/HALL SUBDIVISION

A RE-SUBDIVISION OF PARCEL ONE, FRANCO SIMPLE LAND DIVISION AND LOT 5, RANCHO DE FRANCO SUBDIVISION



LAND AREA SUMMARY
 1. Formerly: Parcel One, Franco Simple Land Division = 5.00± acres, This Plat: LOT 1, FRANCO/HALL SUBDIVISION = 2.00± acres.
 2. Formerly: Lot 5, Rancho De Franco Subdivision = 10.47± acres, This Plat: LOT 2, FRANCO/HALL SUBDIVISION = 13.47± acres.



NOTICES, PLAT NOTES & STATEMENTS
 1. Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the Mesa County Land development Code (2000, as amended), a site specific development plan has been approved by Mesa County for the FRANCO/HALL SUBDIVISION and shall result in a vested right.
 2. Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk & Recorder.
 3. RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3.5-101 et seq.
 4. Covenants applicable to Lot 5, Rancho De Franco Subdivision in Book 2800 Page 589-590 & 607-608 and Book 2990 Page 413, Reference 4.

NOTES
 1. Basis of bearing published S89°56'59"W (1297.45') from a found 1.5" plastic cap on a #5 rebar monument, LS 16413, the NE corner of Parcel One, Franco Simple Land Division, to the NW corner of Parcel One, Franco Simple Land Division, a found #5 rebar monument. Lineal units are U.S. survey feet.
 2. Dimensions shown between found or set monuments are published measurements (see references). Field measurements found to be within ±0.3' distance from published dimensions.
 3. If noted or shown, areas, fences, utilities, irrigation flow lines and roads are shown approximate or in approximate location. Fences and other improvements are not shown.
 4. No conflicting boundary evidence noted this survey other than shown in the references.
 5. This survey does not imply a Title search by Precision Works LLC. For information on Title, easements etc., see references.

REFERENCES (Mesa County)
 1. Plat of the Franco Simple Land Division, recorded 30 November 1999, plat book 17 page 216, reception No. 1930362, drawer 10, II-15.
 2. Plat of the Rancho De Franco Subdivision, recorded 28 December 2000, plat book 18 page 74, reception No. 1978328, drawer No. II-52.
 3. Plat of the Franco/Hall Subdivision (this Plat, to be recorded).
 4. Abstract Title Co. of Mesa County, file No. 00921630, 4 April 2008 (Lot 5, Rancho De Franco Subdivision).
 5. Land Title Guarantee Co., Grand Junction, order No. GJL65007610, issue date: 1 May 2008 (Parcel One, Franco Simple Land Division).

EASEMENTS
 1. Easement A, 15' wide multipurpose easement, Reference 1.
 2. Easement B, 10' wide irrigation & drainage easement, Reference 1.
 3. Easement C, 50'x100' shared access easement, Reference 2.
 4. Easement D, 10' wide irrigation easement, Reference 2.
 5. Easement E, 10' wide irrigation easement, 5' each side of Lot line, Reference 2.
 6. Easement F, 14' wide multipurpose easement, Reference 2.
 7. Easement G, 10' wide underground only irrigation easement, Reference 3.
 8. Easement H, 10' wide irrigation & drainage easement, Reference 3.
 9. Easement I, Book 3058 Page 270-275, Reference 4.

BOUNDARY DESCRIPTIONS
 1. Parcel One, Franco Simple Land Division, Mesa County, Colorado.
 2. Lot 5, Rancho De Franco Subdivision, Mesa County, Colorado.

MORTGAGEE OR LIEN HOLDER'S CERTIFICATE
 Western Rockies Federal Credit Union does hereby certify that it is the holder of 1st Deed of Trust against the lands shown as LOT 1, FRANCO/HALL SUBDIVISION on this Plat and hereby consents to the subdivision of the lands shown herein.
 EXECUTED this 20th day of November, 2008
 Cindy Seery V.P. heading
 Mortgagee or Lien holder (Name & Title of Agent or Representative)

OWNER'S STATEMENT
 Know All Persons By These Presents:
 The undersigned, Richard L. Franco and Paula S. Franco is/are the owner(s) of record of that real property situated in the NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, the ownership of which is demonstrated at Book 1230 and Page 149, Doc. No. 1208207, of the records in the office of the Mesa County clerk and Recorder. Said property being more particularly described as follows: PARCEL ONE, FRANCO SIMPLE LAND DIVISION.

The undersigned, Stanley V. Hall and Yvonne R. Hall is/are the owner(s) of record of that real property situated in the NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, the ownership of which is demonstrated at Book 2978 and Page 701, Doc. No. 2030060, of the records in the office of the Mesa County clerk and Recorder. Said property being more particularly described as follows: LOT 5, RANCHO DE FRANCO SUBDIVISION.

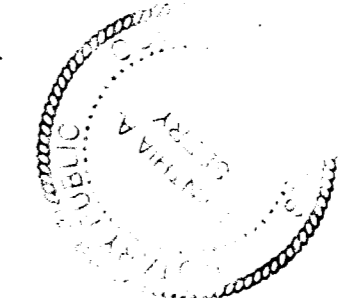
Said owner(s) has/have caused the described real property to be surveyed, laid out and to be publicly known as the: FRANCO/HALL SUBDIVISION. Said owner(s) hereby acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.
 Said owner(s) do subscribe here under this 20th day of November, 2008

Richard L. Franco Paula S. Franco
 Richard L. Franco Paula S. Franco

Stanley V. Hall Yvonne R. Hall
 Stanley V. Hall Yvonne R. Hall

STATE OF COLORADO)
) SS
 COUNTY OF MESA)
 This plat was acknowledged before me by Richard L. Franco, Paula S. Franco, Stanley V. Hall and Yvonne R. Hall on this 20th day of November, 2008

My commission expires: 8-14-2012
 Witness my hand and seal Cynthia A. Seery



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE
 Accepted this 26th day of NOV, 2008 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.
 Janet Rowland
 Chairperson

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
) SS
 COUNTY OF MESA)
 I certify that this instrument was filed in my office at 10:21 o'clock A.M. on the 1st day of DECEMBER 2008 A.D. and was recorded in Book 4758 Page No. 669 Reception No. 2466831 Drawer No. WW-75 Fees 10⁰⁰

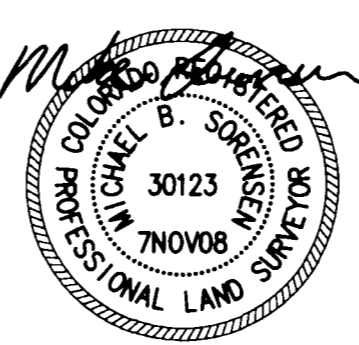
By: Janice Rich Clerk and Recorder
 Lucille Mulgrew Deputy

LEGEND SURVEY MONUMENTS
 SURVEY MON., FOUND 2" ALUMINUM CAP & #5 REBAR, LS 20677
 SURVEY MON., FOUND 2.5" ALUMINUM CAP & #5 REBAR, LS 16413
 SURVEY MON., FOUND 2.5" ALUMINUM CAP, ILLEGIBLE, BELOW PVMT. IN MON. BOX
 SURVEY MON., FOUND 1.5" PLASTIC CAP & #5 REBAR, LS 16413
 SURVEY MON., FOUND #5 REBAR
 SURVEY MON., SET, 1.5" PLASTIC CAP & #5 REBAR, LS 30123, SET IN CONCRETE

Precision Works LLC
 Mike Sorensen
 Licensed Land Surveyor
 Mapping
 Surveying
 0076 C.R. 332
 Rifle, CO 81650
 Cell: 970-379-4148
 pw76@comcast.net

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 legal action based upon any defect in this survey be commenced more than ten years from the last drafted or revised date shown hereon.

SURVEYOR'S STATEMENT
 I, Michael B. Sorensen, am a Professional Land Surveyor licensed under the laws of the State of Colorado. The surveying and drafting work to produce this plat was done by me or under my supervision.



FIRST SURVEY: 03 MAR 2008
 LAST SURVEY: 24 JUN 2008
 EXPIRE: 01 APR 2009
 REVISED: 7 NOV 2008
 SCALE: 1"=100' V MAP: 1"=500'
 CONTOUR INTERVAL: NA
 JOB #: 080226
 DRAWN BY: MS
 © PRECISION WORKS LLC
 TEL: 970-379-4148

PAGE 1 OF 1

FRANCO/HALL SUBDIVISION

MESA COUNTY PROJECT #2008-383 PA1

LOCATED IN THE NORTHEAST 1/4, OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO