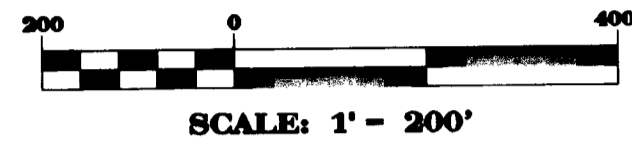
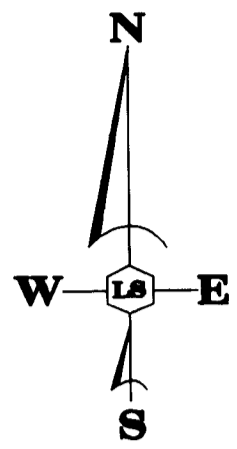


HIGH POINT RANCH SUBDIVISION

A REPLAT OF LOT ONE, ORTH MINOR SUBDIVISION
SITUATED IN GLO LOT 1 AND THE SE1/4 NE1/4
OF SECTION 4, T.1N., R.2W, UTE MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO.

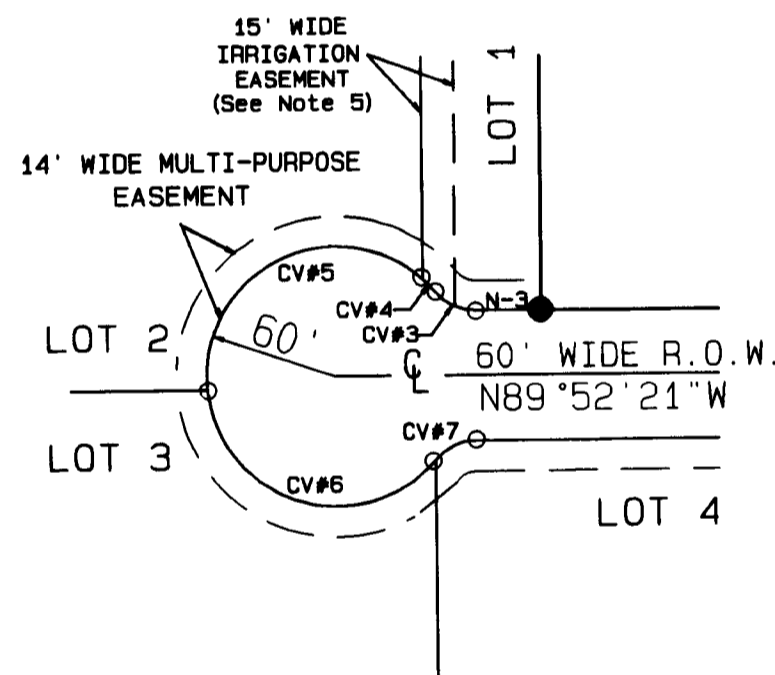


LEGEND AND ABBREVIATIONS

- Found M.C.S.M.
- Found No. 5 rebar with 2" diameter alloy cap marked "STILES LS24331". Set same in concrete.
- Found No. 5 Rebar with 1.5" diameter alloy cap marked "HR COPE RPLS 11221". Set same in concrete.
- Set No. 5 rebar with 2" diameter alloy cap marked "STILES LS24331".
- M.C.S.M. Mesa County Survey Marker.
- N/F Now or Formerly.
- P.O.B. Point of Beginning.
- R.O.W. Right-Of-Way.

DETAIL — CUL-DE-SAC

Not to scale

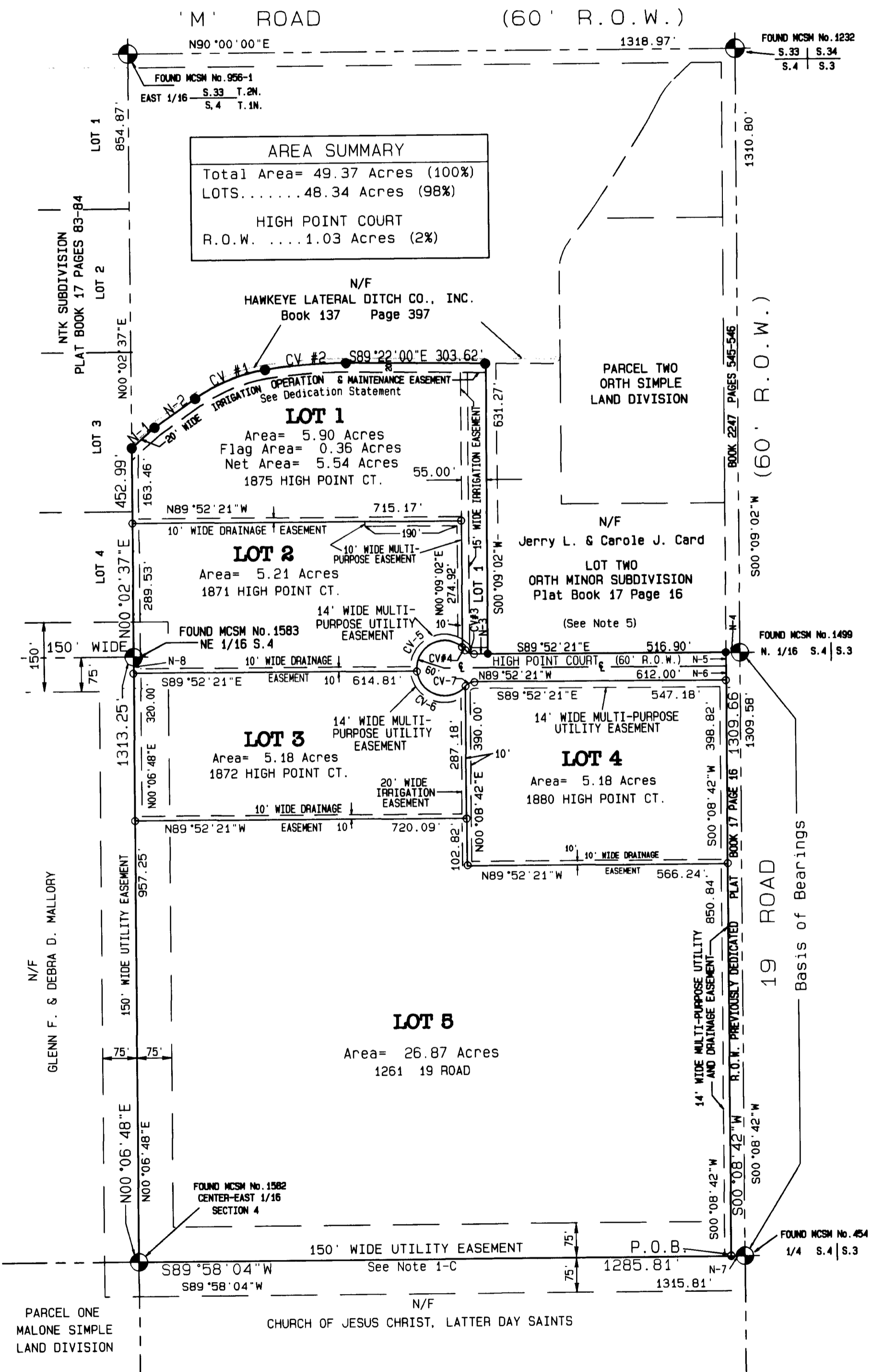


CURVE TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
CV#1	368.31'	25°47'32"	165.80'	N89°05'36"E
CV#2	1047.83'	09°38'38"	176.37'	N85°48'41"E
CV#3	25.00'	49°40'47"	21.68'	N65°01'51"W
CV#4	60.00'	07°43'06"	8.08'	N44°03'07"W
CV#5	60.00'	137°42'12"	144.20'	S63°14'13"W
CV#6	60.00'	133°56'14"	140.26'	S72°35'00"E
CV#7	25.00'	49°40'47"	21.68'	N65°17'13"E

LINE TABLE		
NO.	BEARING	DISTANCE
N-1	N48°49'49"E	66.80'
N-2	N65°11'59"E	108.18'
N-3	N89°52'21"W	30.30'
N-4	N89°52'21"W	30.00'
N-5	S00°08'42"W	30.00'
N-6	S00°08'42"W	30.00'
N-7	S89°58'04"W	30.00'
N-8	N00°06'48"E	36.00'

NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 38-3-5-101.

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.



AREA SUMMARY	
Total Area=	49.37 Acres (100%)
LOTS.....	48.34 Acres (98%)
HIGH POINT COURT	R.O.W. 1.03 Acres (2%)

BASIS OF BEARINGS STATEMENT

The Basis of Bearings for this Subdivision is based upon the line between a found Mesa County Survey Marker for the West 1/4 Corner of Section 4, T.1N., R.2W., Ute Meridian, and a found Mesa County Survey Marker for the North 1/16 Corner, East Boundary of said Section 4, bearing N00°08'42"E, as is shown on the plat of "ORTH MINOR SUBDIVISION", which may be found in the Land Records of the Mesa County Clerk and Recorder in Plat Book 17 at Page 16.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at
12:08 o'clock P. M., this 3rd day of July, A.D., 2001.

and is duly recorded in Plat Book No. 18 at Page 194
Reception No. 2003993 Drawer JJ148 Fee 10⁰⁰

Carol Fife
Deputy
Monica Sade
Clerk and Recorder

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 28th day of June, 2001

Board of County Commissioners of the County of Mesa.

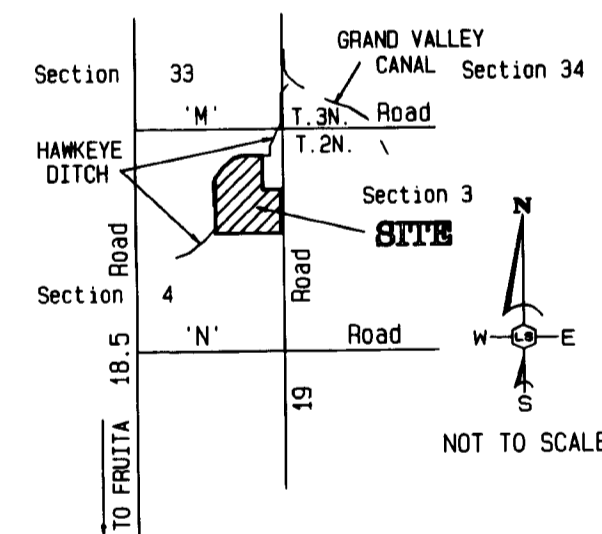
Chairman *Kathryn K'hal*

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, A.D., 2001, by the
County Planning Commission of the County of Mesa, State of Colorado.

Chairman _____

VICINITY MAP

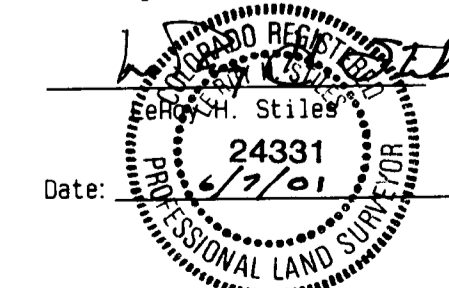


NOTES

- These premises are subject to the following:
 - A. Reservations as may be found in U.S. Patent recorded November 13, 1906, in Book 70 at Page 313.
 - B. Right-of-Way for utilities granted to Grand Valley Rural Powerlines, Inc., as found in Book 369 at Page 139.
 - C. Right-of-Way granted to Colorado-Ute Electric Association its heirs and/or assigns as may be found in Book 792 at Page 473 and Book 801 at Page 254.
- Record title information was taken from Title Insurance Policy No. F58-001736 issued by Transnation Title Insurance as provided by Client.
- These premises are located in Mesa County Zone AFT. Building Line setbacks are 50.00' from side and rear Property Lines and 50.00 feet from front Property Lines along High Point Court.
- Building Envelopes have been created for Lots 1, 2, 3 & 4. These envelopes are 200' square nominal and are located near High Point Court Cul-De-Sac for Lots 2, 3 & 4 at top of Irrigation. Envelope Envelope for Lot 1 is situated along East side Lot. (Refer Note 3)
- 15' wide Irrigation Easement as shown hereon is for use of Lots 1, 2, 3, 4 & 5 of this subdivision only.
- The 30.00' wide easement for Access, Utilities, Irrigation and Drainage shown on Lot Two, Orth Minor Subdivision, was in favor of Lot One of said Orth Minor Subdivision as recorded in Plat Book 17 at Page 16. AS this plat represents a Re-Plat of said Lot One into the High Point Ranch Subdivision, said Lot One will cease to exist and said easement has been extinguished by Quit Claim Deed Recorded September 26, 2000, in Book 2753, at Page 803, Reception No. 1966270.

SURVEYOR'S DECLARATION

I, LeRoy H. Stiles, a Registered Professional Land Surveyor in the State of Colorado, do hereby declare that this survey was actually done upon the ground under my direct supervision and responsibility. I further declare that this subdivision plat of High Point Ranch Subdivision does accurately represent said survey and conforms to the Statutes applicable to said subdivision plats in the State of Colorado, to the best of my knowledge, information and belief.



PLS 24331
Registration No.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS,

That the undersigned Jerry L. Orth and Karen Orth are the Owners of that Real Property being Lot One, Orth Minor Subdivision, as may be found in Plat Book 17 at Page 16 in the Land Records of the Mesa County Clerk and Recorder, situated in the SE1/4 NW1/4 and GLO Lot 1, Section 4, T.1N., R.2W., Ute Meridian, County of Mesa, State of Colorado, with exterior boundary of said Real Property being more particularly described as follows:
Commencing at a found Mesa County Survey Marker for the East 1/4 Corner of Section 4, T.1N., R.2W., Ute Meridian, from whence a found Mesa County Survey Marker for the North 1/16 Corner, East Boundary of said Section 4 bears N00°08'42"E, a distance of 1309.58 feet with all bearings contained herein being relative thereto; Thence S89°58'04"W by and with the South Line of the SE1/4 NE1/4 of said Section 4, a distance of 30.00 feet to the Southeast Corner of Lot One, Orth Minor Subdivision, as may be found in Plat Book 17 at Page 16 in the land records of the Mesa County Clerk and Recorder, said point being the POINT OF BEGINNING; Thence continuing S89°58'04"W, by and with said South Line, a distance of 1285.81 feet to a found Mesa County Survey Marker for the Center-East 1/16 Corner of said Section 4; Thence N00°06'48"E, by and with the West Line of the SE1/4 NE1/4 of said Section 4, a distance of 1315.25 feet to a N00°02'37"E by and with the West Line of GLO Lot 1 of said Section 4, a distance of 452.99 feet to a point on the Southerly Line of Land now or formerly of the Hawkeye Lateral Ditch Company, Inc.; Thence in a generally northeasterly, easterly and northeasterly direction and by and with said southerly line of the Hawkeye Lateral Ditch Company, Inc., the following courses: N48°49'49"E, a distance of 66.80 feet; Thence N65°11'59"E, a distance of 108.18 feet to a point of tangency of a curve deflecting to the right; Thence in a general northeasterly direction and along the arc of said curve, having a radius of 368.31 feet, a central angle of 25°47'32", a chord of 164.40 feet, with said chord bearing N89°05'36"E, a distance of 165.80 feet to a point of compound curvature of a curve deflecting to the right; Thence in a general easterly direction and along the arc of said curve, having a radius of 1047.83 feet, a central angle of 09°38'38", a chord of 176.37 feet, with said chord bearing N85°48'41"E, a distance of 176.37 feet to a point of tangency; Thence S89°22'00"E, a distance of 303.52 feet to the Northwest Corner of Lot Two of the aforesaid Orth Minor Subdivision; Thence S00°09'02"W, by and with the West Line of Lot Two of said Orth Minor Subdivision, a distance of 631.27 feet to a point on the North Line of the SE1/4 NE1/4 of said Section 4, said point also being the Southwest Corner of the aforesaid Lot Two, Orth Minor Subdivision; Thence S89°52'21"E, by and with the North Line of said SE1/4 NE1/4, a distance of 516.90 feet to a point on the West Right-of-Way Line of 19 Road; Thence S00°08'42"W, by and with said West Right-of-Way Line, a distance of 1309.66 feet to the POINT OF BEGINNING. Said land as described contains 49.37 Acres.

That said Owners have caused the said Real Property to be laid out and surveyed as the "HIGH POINT RANCH SUBDIVISION", a subdivision of a part of Mesa County, Colorado, with the Restrictive Covenants recorded in Book 2863 at pages 101-117 inclusive.

That said Owners do hereby dedicate and set apart Real Property as shown and labeled on the accompanying plat as follows: All Streets and Rights-of-Way dedicated to the County of Mesa for the use of the Public forever.

All Multi-purpose Easements dedicated to the County of Mesa for the use of 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 television lines, natural gas pipelines, water lines, telephone lines; and for traffic control structures.

20' wide Irrigation Operation and Maintenance Easement along North Line of Lot One as shown hereon is dedicated for the sole use of the Hawkeye Lateral Ditch Co., Inc. in perpetuity for the operation and maintenance of their buried irrigation line.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors and/or assigns, together with the right to trim or remove interfering tree and brush, and in drainage and detention/retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easements.

IN WITNESS WHEREOF said Owners have caused their names to be hereunder subscribed this

3rd day of JUNE, A.D., 2001.

Jerry L. Orth *Karen Orth*
Jerry L. Orth Karen Orth

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me
this 8th day of June, A.D., 2001,
by Jerry L. Orth and Karen Orth, Owners.

10/11/2004 *Shauna M. Jaquez*
My Commission expires Notary Public



LIENHOLDERS SIGNATURE OF CONSENT

Grand Valley National Bank, does hereby certify that it is the holder of a Mortgage Lien against the land shown on this plat and hereby consents to the subdivision of Land of Jerry L. Orth and Karen Orth, Owners, into HIGH POINT RANCH SUBDIVISION as is shown hereon.

EXECUTED this 8th day of June, 2001.

Grand Valley National Bank
Mortgagee or Lienholder

HIGH POINT RANCH SUBDIVISION

Scale: 1" = 200'
Section Location: A REPLAT OF LOT ONE, ORTH MINOR SUBDIVISION, SITUATED IN GLO LOT 1, AND THE SE1/4 NE1/4 OF SECTION 4, T.1N., R.2W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.

Project No. **Lee Stiles, PLS** 3014 Bookcliff Ave., Grand Junction, CO. 81504
99125 SHEET 1 OF 1 (970) 434-3369