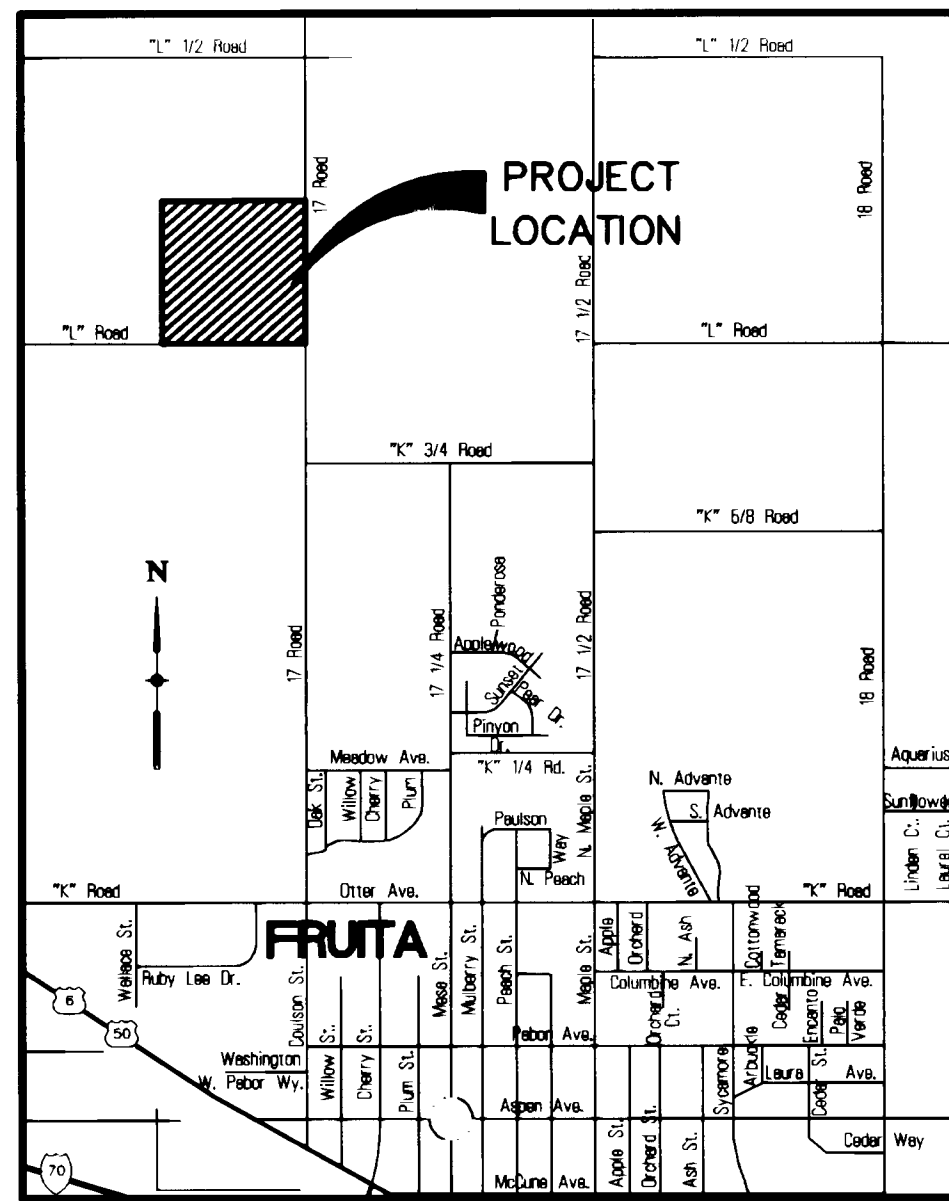


LA MESA ESTATES  
SE 1/4 OF THE SE 1/4 OF SECTION 6,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP

LINE INFORMATION

LINE	BEARING	DISTANCE
1.	N45°07'55"W	33.51'
2.	N44°54'40"E	33.45'
3.	S45°05'20"E	33.44'
4.	N44°50'36"E	33.41'
5.	S45°11'05"E	33.47'
6.	S44°50'24"W	33.42'

EASEMENT LINE INFORMATION

LINE	BEARING	DISTANCE
L1	N31°09'57"E	175.72'
L2	S89°54'40"W	67.88'
L3	S44°50'36"W	33.41'
L4	S00°13'27"E	126.53'
L5	S89°46'33"W	27.00'
L6	N00°05'20"W	56.63'
L7	S00°05'20"E	56.37'
L8	S89°46'33"W	27.00'
L9	N00°05'20"W	56.50'

EASEMENT CURVE INFORMATION

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	180°00'00"	57.00'	179.07'	INFINITE	114.00'	S89°54'40"W

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, MARKED VISTA ENGR., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 2" DIAMETER ALUMINUM CAP, MARKED, PLS 20677
- FOUND THIS SURVEY, 5/8" REBAR
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED
- S.F. SQUARE FEET.
- AC. ACRES.
- BOUNDARY CORNERS SET IN CONCRETE PER MESA COUNTY CODE.

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }  
County of Mesa } ss  
I hereby certify that this instrument was filed in my office at 8:56 A.M., on this 16<sup>th</sup> day of April, A.D. 2004, in Plat Book No. 3631, Page(s) No. 974, Reception Number 2187184. Drawer: PP-14, Fees 1000 100

*Ganice Ward*  
Mesa County Clerk and Recorder  
*Kim Cole*  
Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14 day of April, A.D. 2004, by the Board of County Commissioners of the County of Mesa, State of Colorado.

*Stephen B. Genova*  
Chairperson

DECLARATIONS

Declarations of Protective Covenants are filed in Book 3616 at Pages 45 through 59 as Document No. 2183837.

LIEN HOLDER'S CERTIFICATE

Jurg E. Furrer having property interests in or encumbrances upon the property involved approve this plat of La Mesa Estates this 6 day of April, A.D. 2004.

*Jurg E. Furrer*  
Jurg E. Furrer

ACKNOWLEDGMENT OF LIEN HOLDER

State of Colorado }  
County of Mesa } ss  
On this 6 day of April, A.D. 2004, before me the undersigned officer, personally appeared Jurg E. Furrer and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 8-15-07  
*Bobbi P. Mylon*  
Notary Public

ACKNOWLEDGMENT BY GRAND JUNCTION DRAINAGE DISTRICT

The Grand Junction Drainage District acknowledges the creation of a 14' multi-purpose easement within the senior McIntyre Drain Easement as recorded in Book 3605, Page 153 this 6 day of April, A.D. 2004.

*Nancy J. Hartz*  
Nancy J. Hartz, Executive Secretary  
Grand Junction Drainage District

Notes:

- 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 certification shown hereon.
- Basis of Bearing: The south line of the SE 1/4 of the SE 1/4 of Section 6, Township 1 North, Range 2 West, Ute Meridian, is assumed to have a bearing of S 89° 51' 18" E and is monumented on the ground as shown on this Plat.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- Easement and Title Information provided by Abstract and Title Co. of Mesa County, Inc., Commitment No. 09907407 C 3, dated March 10, 2003.
- 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 35-3.5-101 et seq.
- Owners of Lot 1 and Lot 5 will be required to obtain authorization from Lower Valley Fire Department regarding construction of approved vehicle turnarounds at the end of driveways exceeding 150 feet in length.
- Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for La Mesa Estates.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Chuck Wiman Enterprises, Inc. is the owner of record of that real property situated in SE 1/4 of the SE 1/4 of Section 6, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3616, Page 40 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of LA MESA ESTATES, in accordance with the Plat shown hereon.

DESCRIPTION OF LA MESA ESTATES

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 6, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado, more fully described as follows:

Beginning at the SE corner of Section 6, Township 1 North, Range 2 West, Ute Meridian and considering the south line of the SE 1/4 of the SE 1/4 of Section 6 to bear S 89°51'18" W, with all other bearings contained herein relative thereto;

- Thence S 89°51'18" W, 1320.22 feet;
- Thence N 00°13'27" W, 1321.59 feet;
- Thence N 89°54'40" E, 1321.35 feet;
- Thence S 00°10'30" E, 1320.30 feet to the Point of Beginning.

La Mesa Estates, as described above contains 40.052 acres more or less.

Said owner does hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- All streets, roads and Right-of-Ways are dedicated to the County of Mesa for the use of the public forever.
- All Multi-purpose Easements to the County of Mesa for the use of County-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- All Utility Easements to the County of Mesa for the use of County-approved utilities and public providers as perpetual easements for the installation, operation, repair and maintenance of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines and telephone lines.
- All irrigation easements reserved for the benefit of La Mesa Estates Owners' Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- All drainage easements reserved for the benefit of La Mesa Estates Owners' Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or manmade facilities above or below ground.
- Temporary Turnaround Easement to the County of Mesa for ingress and egress access. This temporary turnaround easement shall be vacated without further action upon platting and/or dedication of future road extension of public right-of-way.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners 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.

Said owner hereby acknowledge that all lien holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, has caused his name to be hereunto subscribed this 7 day of April, A.D. 2004.

*Charles D. Wiman Sr.*  
Charles D. Wiman Sr.  
Chuck Wiman Enterprises, Inc.  
*Bobbi P. Mylon*  
Notary Public  
My Commission Expires 8-15-07

ACKNOWLEDGMENT OF OWNER

State of Colorado }  
County of Mesa } ss  
On this 7 day of April, A.D. 2004, before me the undersigned officer, personally appeared Charles D. Wiman Sr., acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

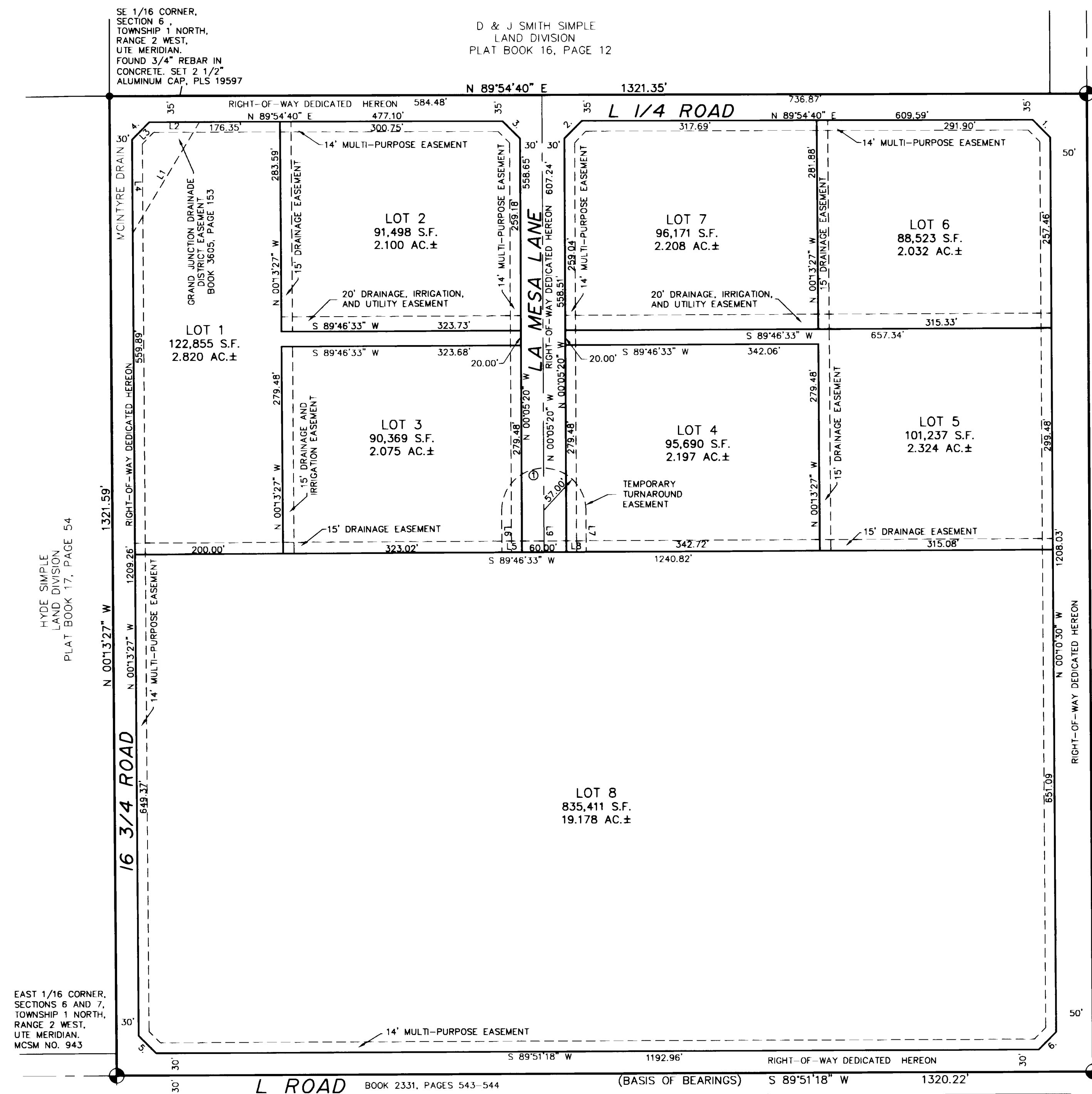
My commission expires 8-15-07  
*Bobbi P. Mylon*  
Notary Public

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of La Mesa Estates shown hereon was prepared under my direct supervision and is in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 5 day of April, A.D. 2004.

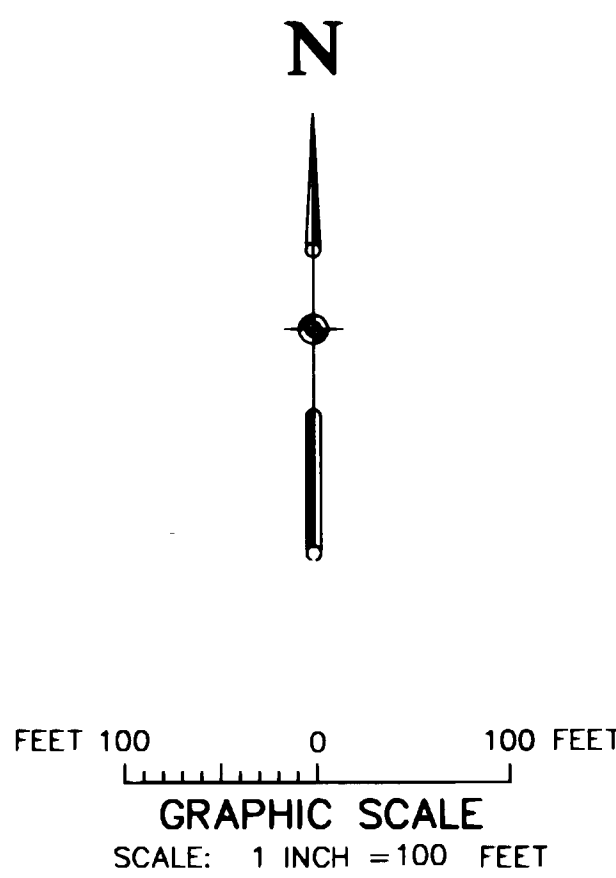
*Dean E. Ficklin*  
Dean E. Ficklin  
P.L.S. 19597



SOUTH 1/16 CORNER,  
SECTIONS 5 AND 6,  
TOWNSHIP 1 NORTH,  
RANGE 2 WEST,  
UTE MERIDIAN,  
MCSM NO. 951

AREA SUMMARY

LOTS	34	934 AC. ±	87.2%
ROADS	5	118 AC. ±	12.8%
TOTAL		40.052 AC. ±	100%



EAST 1/16 CORNER,  
SECTIONS 6 AND 7,  
TOWNSHIP 1 NORTH,  
RANGE 2 WEST,  
UTE MERIDIAN,  
MCSM NO. 943

WATERS III SUBDIVISION  
PLAT BOOK 16, PAGE 152

SE CORNER,  
SECTION 6,  
TOWNSHIP 1 NORTH,  
RANGE 2 WEST,  
UTE MERIDIAN,  
MCSM NO. 267

LA MESA ESTATES  
SE 1/4 OF THE SE 1/4 OF SECTION 6,  
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

VISTA ENGINEERING CORP.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 100' JOB NO: 4123.01-03 DATE: 4-05-04 SHEET NO: 1 of 1