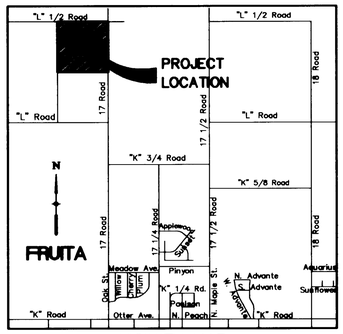
LA MESA ESTATES NORTH SUBDIVISION

BEING A REPLAT OF D & J SMITH SIMPLE LAND DIVISION
NE 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

LEGEND

- ● SET THIS SURVEY, 5/8" REBAR WITH CAP MARKED VISTA, PLS 19597.
- ■ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 10097.
- ○ FOUND THIS SURVEY, 5/8" REBAR WITH NO CAP. SET CAP MARKED VISTA, PLS 19597.
- FOUND IN PLACE, MONUMENT AS DESCRIBED.
- S.F. SQUARE FEET.
- AC. ACRES.
- WC WITNESS CORNER
- RM REFERENCE MONUMENT
- BOUNDARY CORNERS SET IN CONCRETE.

AREA SUMMARY

LOTS	35.553 AC.±	93.3%
ROADS	2.565 AC.±	6.7%
TOTAL	38.118 AC.±	100%

CURVE TABLE

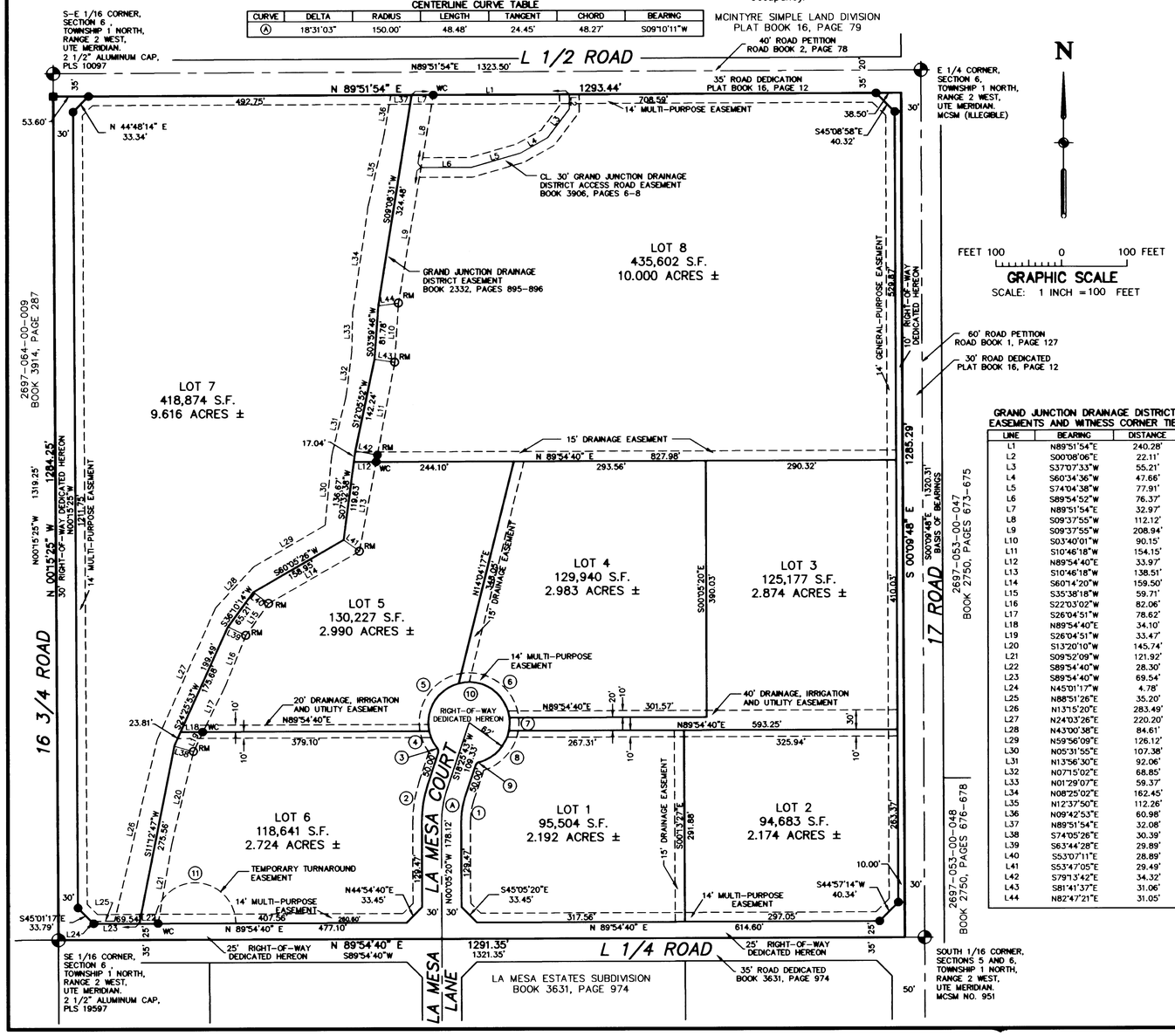
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	18°31'03"	120.00'	38.78'	19.56'	38.61'	S09°10'11"W
2	18°31'03"	180.00'	58.17'	29.34'	57.92'	S09°10'11"W
3	56°40'53"	9.00'	8.90'	4.85'	8.54'	N09°54'44"W
4	26°29'07"	62.00'	28.66'	14.59'	28.41'	S25°00'37"E
5	87°07'14"	62.00'	94.27'	58.96'	85.45'	S31°47'34"W
6	97°39'24"	62.00'	105.67'	70.89'	93.34'	N55°49'07"W
7	18°34'48"	62.00'	20.11'	10.14'	20.02'	N02°17'59"E
8	63°31'13"	62.00'	68.74'	38.38'	65.27'	N43°20'59"E
9	56°40'53"	9.00'	8.90'	4.85'	8.54'	S46°46'09"W
10	293°21'45"	62.00'	317.45'	40.76'	68.11'	N71°34'17"W
11	180°00'00"	62.00'	194.78'	---	124.00'	N89°54'40"W

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	18°31'03"	150.00'	48.48'	24.45'	48.27'	S09°10'11"W

NOTES:

1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The east line of the NE 1/4 of the SE 1/4 of Section 6, Township 1 North, Range 2 West, Ute Principal Meridian, having a bearing of S 00° 09' 48" E is based on observations relative to Mesa County Local Coordinate System. Monuments on this line are indicated as shown on this Plat.
3. 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.
4. Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., File No. 00914718 C 2, dated June 09, 2005.
5. 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 North Subdivision and shall result in a vested right.
6. 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.
7. Restrictions appurtenant to the respective parcels shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.
8. Owner of Lot 3 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 prior to issuing a Certificate of Occupancy.



GRAND JUNCTION DRAINAGE DISTRICT EASEMENTS AND WITNESS CORNER TIES

LINE	BEARING	DISTANCE
L1	N89°51'54"E	240.28'
L2	S00°08'06"E	22.11'
L3	S37°07'33"W	55.21'
L4	S60°34'36"W	47.66'
L5	S74°04'38"W	77.91'
L6	S89°54'52"W	76.37'
L7	N89°51'54"E	32.97'
L8	S09°37'55"W	112.12'
L9	S09°37'55"W	208.94'
L10	S03°40'01"W	90.15'
L11	S10°46'18"W	154.15'
L12	N89°54'40"E	33.97'
L13	S10°46'18"W	138.51'
L14	S60°14'20"W	159.50'
L15	S35°38'18"W	59.71'
L16	S22°03'02"W	82.06'
L17	S26°04'51"W	78.62'
L18	N89°54'40"E	34.10'
L19	S26°04'51"W	33.47'
L20	S13°20'10"W	145.74'
L21	S09°52'09"W	121.92'
L22	S89°54'40"W	28.30'
L23	S89°54'40"W	69.54'
L24	N45°01'17"W	4.78'
L25	N88°51'26"E	35.20'
L26	N13°15'20"E	283.49'
L27	N24°03'26"E	220.20'
L28	N43°00'38"E	84.61'
L29	N59°56'09"E	126.12'
L30	N05°31'55"E	107.38'
L31	N13°56'30"E	92.06'
L32	N07°15'02"E	68.85'
L33	N01°29'07"E	59.37'
L34	N08°25'02"E	162.45'
L35	N12°37'50"E	112.26'
L36	N09°42'53"E	60.98'
L37	N89°51'54"E	32.08'
L38	S74°05'26"E	30.39'
L39	S63°44'28"E	29.89'
L40	S53°07'11"E	28.89'
L41	S53°47'05"E	29.49'
L42	S79°13'42"E	34.32'
L43	S81°41'37"E	31.06'
L44	N82°47'21"E	31.05'

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that David A. Smith and Jeannine G. Smith are the owners of record of that real property situated in NE 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 Plat Book 16 at Page 12, Reception No. 1815537 and also that C. Douglas Smith is the owner of record of that real property situated in NE 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 2379 at Page 859, Reception No. 1822079 of the records in the office of the Mesa County Clerk and Recorder. Said owners have laid out and surveyed said real property under the name and style of LA MESA ESTATES NORTH SUBDIVISION, and being more particularly described as follows:

Parcel 1 and Parcel 2 of D & J Smith Simple Land Division as recorded in Plat Book 16 at Page 12, Reception No. 1815537 of the records in the office of the Mesa County Clerk and Recorder. Situated in NE 1/4 of the SE 1/4 of Section 6, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado.

La Mesa Estates North Subdivision, as described above contains 38.118 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

1. All streets, roads and Right-of-Ways are dedicated to the County of Mesa for the use of the public forever.
2. 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.
3. 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.
4. All General-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, irrigation delivery lines and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
5. 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.
6. 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.
7. Temporary Turnaround Easement to the County of Mesa for ingress and egress access. This temporary turnaround easement shall be vacated without further action by the applicant upon dedication and acceptance into the Mesa County Road System of road extension in 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; 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 for overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners 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 owners, David A. Smith and Jeannine G. Smith, have caused their names to be hereunto subscribed this 9th day of December, A.D., 2005.

David A. Smith, owner

Jeannine G. Smith, owner

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado)
) ss
County of Mesa)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 9th day of December, A.D., 2005, by David A. Smith and Jeannine G. Smith as owners.

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

My commission expires 8-15-07

Notary Public

8-15-07

IN WITNESS WHEREOF, said owner, C. Douglas Smith, has caused his name to be hereunto subscribed this 9th day of December, A.D., 2005.

C. Douglas Smith, owner

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado)
) ss
County of Mesa)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 9th day of December, A.D., 2005, by C. Douglas Smith as owner.

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

My commission expires 8-15-07

Notary Public

8-15-07

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
) ss
County of Mesa)

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 12:44 P.M., on the 23rd day of DECEMBER, A.D. 2005 in Book No. 4064, Page No. 223, Reception No. 2293652, Drawer No. RR-86, Fees 10.00

Mesa County Clerk and Recorder

Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19th day of DECEMBER, A.D., 2005. Board of County Commissioners of the County of Mesa, State of Colorado.

Chairperson

DECLARATIONS

Declarations of Covenants, Conditions, Restrictions and Easements are filed in Book 3616, Pages 45-59. First Amendment and Supplemental Declaration is filed in Book 4053, Pages 471 through 478.

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 2332, Page 895 and the 30' access road easement as recorded in Book 3906, Page 6 this 12th day of December, A.D., 2005.

By: Grand Junction Drainage District

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 North Subdivision 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.

COLORADO REGISTERED DEAN E. FICKLIN 19597 12-07-05 PROFESSIONAL LAND SURVEYOR

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

Mesa County Planning No. 2005-042FP1

LA MESA ESTATES
NORTH SUBDIVISION
NE 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:	JOB NO:	DATE:	SHEET NO:
1" = 100'	4234.00-04	12-07-05	1 of 1