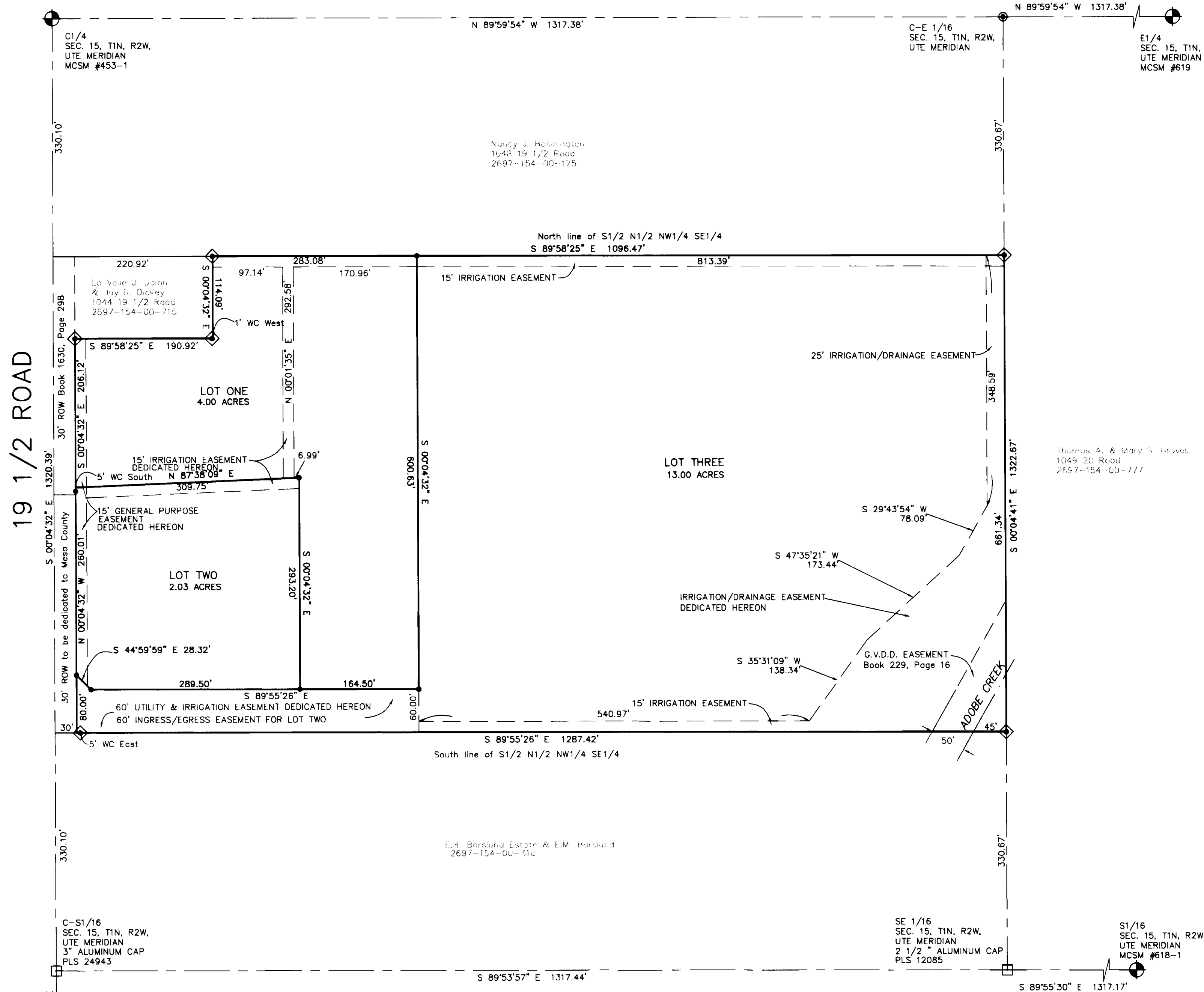


MARTIN'S SUBDIVISION LOCATED IN NW 1/4 SE1/4, SECTION 15, T1N, R2W, UTE MERIDIAN



*Pursuant to C.R.S. §24-68-101 et seq. and Chapter 1.10 of the 2000 Mesa County Land Development Code, a specific development plan has been approved by Mesa County for MARTIN'S SUBDIVISION and shall result in a vested right.

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.

BASIS OF BEARINGS

Basis of Bearings is from GPS Observations using Mesa County SIMS LCS. The West line of the NW 1/4 SE 1/4 of Section 15 bears S00°43'32"E a distance of 1320.30' net. Monuments are as shown.

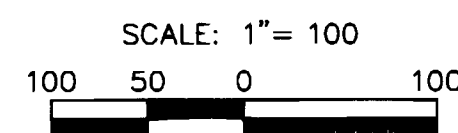
Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

Covenants and Restrictions recorded at Bk 3583, Pg 39-43. Easement and Title Information provided by Abstract & Title Co. of Mesa County, Policy No. 909285 C 2, dated Jan. 25, 2004.

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 CERTIFICATION SHOWN HEREON.

LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- FOUND REBAR AND CAP, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- ◆ SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 IN CONCRETE
- ⊙ SET 2" ALUM. CAP ON 30" 3/4" REBAR PLS 27279



DEDICATION

That the undersigned Russ O. Martin and Sheila D. Martin, are the owners of that real property situated in the SE1/4 of Section 15, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2949, Page 128 and 129.

S1/2 N1/2 NW1/4 SE1/4 and the N1/2 S1/2 NW1/4 SE1/4 of Section 15, Township 1 North, Range 2 West of the Ute Meridian EXCEPT tract of land described in Warranty Deed recorded January 20, 1982 in Book 1353 at page 555 as described: A tract or parcel of land situated in the S1/2 N1/2 NW1/4 SE1/4 of Section 15, Township 1 North, Range 2 West of the Ute Meridian, being more particularly described as follows: Beginning at the Southwest corner SE1/4 of Section 15, whose West line bears North 00°04'32" West and all bearings contained herein to be relative thereto; thence North 00°04'32" West 2196.64 feet; thence South 89°58'25" East 30.00 feet to the true point of beginning; thence North 00°04'32" West 114.09 feet; thence South 89°58'25" East 190.92 feet; thence South 00°04'32" East 114.09 feet; thence North 89°58'25" West 190.92 feet to the true point of beginning, AND EXCEPT the West 30 feet as conveyed to Mesa County by George Purcella in Quit Claim Deed recorded March 4, 1987 in Book 1630 at page 298.

That said owners have caused the said real property to be laid out and surveyed as MARTIN'S SUBDIVISION, a subdivision of a part of Mesa County, Colorado. 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 to the Public Utilities those portions of said real property which are labeled as utility and irrigation easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 19th day of April, A.D. 2004.

Russ O. Martin Sheila D. Martin
Russ O. Martin Sheila D. Martin

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Russ O. Martin and Sheila D. Martin this 19th day of April, A.D., 2004.

Witness my hand and official seal

Janet S. Vigil
Notary Public

My Commission Expires 11-15-2006

My Commission Expires 11/15/2006

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the plat of Martin's Subdivision. Signed this 19th day of April, 2004.

Russ O. Martin Sheila D. Martin
by: Russ O. Martin by: Sheila D. Martin

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Russ O. Martin and Sheila D. Martin this 19th day of April, A.D., 2004.

Witness my hand and

Janet S. Vigil
Notary Public

My Commission Expires 11/15/2006

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MARTIN'S SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado and are correct to the best of my knowledge.

Stanley K. Werner
Stanley K. Werner PLS 27279 Dated

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18th day of April, A.D., 2004, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Shirley B. Senora
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 8:44 o'clock A.M., April 23rd, A.D., 2004, and was duly recorded in Book No. 3636 Page No. 753

2188296
Reception No. Janice Ward
Clerk and Recorder

PP-19
Drawer No. By: Lorie M. Eckman
Deputy

Fees 10.00-1.00

Prepared for: Russ O. and Sheila D. Martin
1040 19 1/2 Road
Fruita, Colorado 81521

MARTIN'S SUBDIVISION

NW1/4 SE1/4 SECTION 15
T1N, R2W, UTE MERIDIAN
MESA COUNTY, COLORADO

HIGH DESERT SURVEYING, LLC
2591 B 3/4 Road, Grand Junction, CO 81503
303-254-8649

SUR. BY: FB DRAWN BY: SKW
JOB NO. 03-61 SHEET 1 OF 1

REVISED: April 19, 2004