

MIRADOR ESTATES

STATEMENT OF OWNERSHIP AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:

The undersigned, George J. Tompkins and Doris R. Tompkins, are the owners of that real property situated in the southeast quarter of the northwest quarter and the north half of the southwest quarter of Section 33, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, the evidence of ownership of which is demonstrated in an instrument recorded in Book 2022 at Page 948 of the Mesa County records; said property being more particularly described as follows:

Beginning at a GLO brass cap for the west quarter corner (N 1/4 corner) of Section 33; Thence South 84°16'28" East, a distance of 1306.56 feet along the north line of the northwest quarter of the southwest quarter of said Section 33 to a GLO brass cap for the center-west sixteenth corner of said Section 33 (the basis of bearings); Thence North 00°04'51" East, a distance of 1223.52 feet along the West line of the southeast quarter of the northwest quarter of said Section 33 to intersect the South right-of-way line of Highway 340; Thence along said right-of-way line South 68°04'05" East, a distance of 700.15 feet to a rebar with aluminum cap marked "PLS 16835"; Thence South 00°10'00" West, a distance of 1074.80 feet to a rebar with aluminum cap marked "PLS 16835"; Thence South 36°18'01" West, a distance of 1054.00 feet to intersect the Northern boundary line of the Colorado National Monument at a rebar with aluminum cap marked "PLS 16835"; Thence along said boundary line North 53°41'45" West, a distance of 1653.14 feet to the Point of Beginning.

That said owners have by these presents laid out and surveyed that above described real property as above hereon, and designates the same as MIRADOR ESTATES, a subdivision of Mesa County, Colorado.

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

- All streets to the full width of their platted rights-of-way, are dedicated to the County of Mesa for the use of the public forever.
- All multi-purpose easements are 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 TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, and grade structures.
- That area of each Lot outside the Building Envelope is to be considered as a drainage management area for the benefit of the platted lots.
- All Drainage Easements shown hereon are hereby dedicated to the County of Mesa as perpetual, non-exclusive easements for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

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 or brush, and in Drainage and Detention/Retention easements or tracts the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said 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 further certifies that all lienholders are represented hereon.

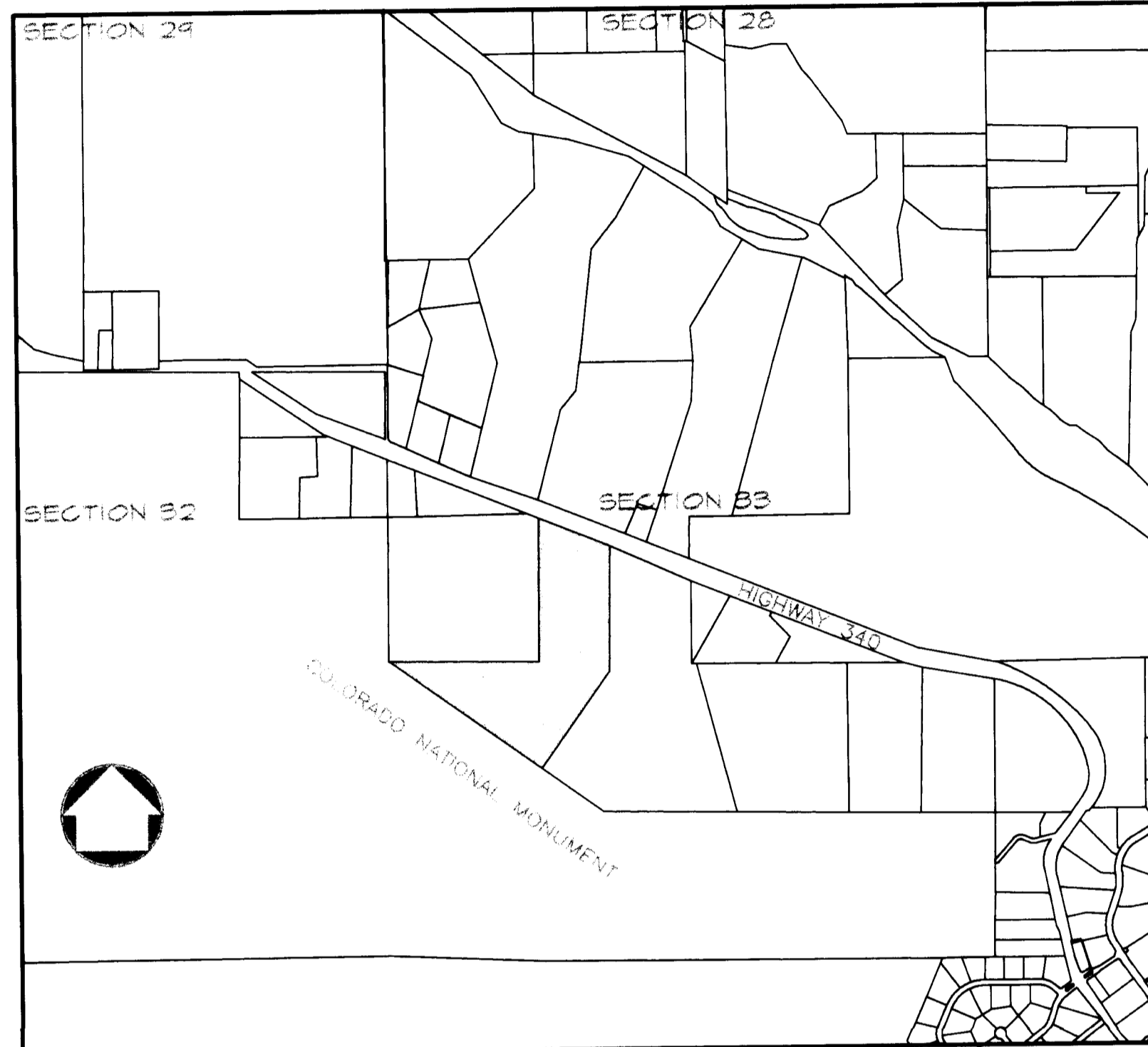
Executed this 21st day of June, 2007.

By: George J. Tompkins Doris R. Tompkins
 George J. Tompkins Doris R. Tompkins

State of _____)
 County of _____)ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by George J. Tompkins and Doris R. Tompkins this 21st day of June, 2007 for the aforementioned purposes.

Glacy A. Moore
 Notary Public
 My commission expires: 11/06/2010



VICINITY MAP 1" = 1200'

MESA COUNTY REQUIRED NOTES

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 Mirador Estates and shall result in a vested right.

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 and Recorder.

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.

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 4442 at Page 80 et al.

LAND USE SUMMARY		
LOTS	38.383 ACRES	99.13%
STREETS	0.337 ACRES	0.87%
TOTAL	38.720 ACRES	100%

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the GLO brass cap at the West one quarter corner of Section 33, and the GLO brass cap at the center-west sixteenth corner of Section 33. The measured bearing of this line is South 84°16'28" East.

This plat is a representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the lines has been preserved, and distances where different from title description have yielded to senior or controlling lines.

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Accepted this 21TH day of JUNE, 2007 by the Board of County Commissioners of Mesa County, Colorado.

Chairperson [Signature]

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa)ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 10:30 o'clock A. M., on this 20th day of August, 2007, and was recorded at Reception

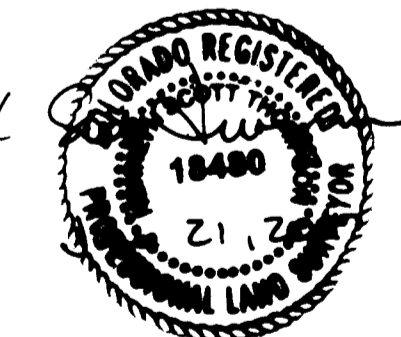
No. 2395399 Drawer No. 77-181 Fees \$305 + \$1950

By: Janice Rich Carol K. Rose
 Clerk and Recorder Deputy
 BK 4489 PG 990 999

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of MIRADOR ESTATES, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
 Colorado PLS 18480



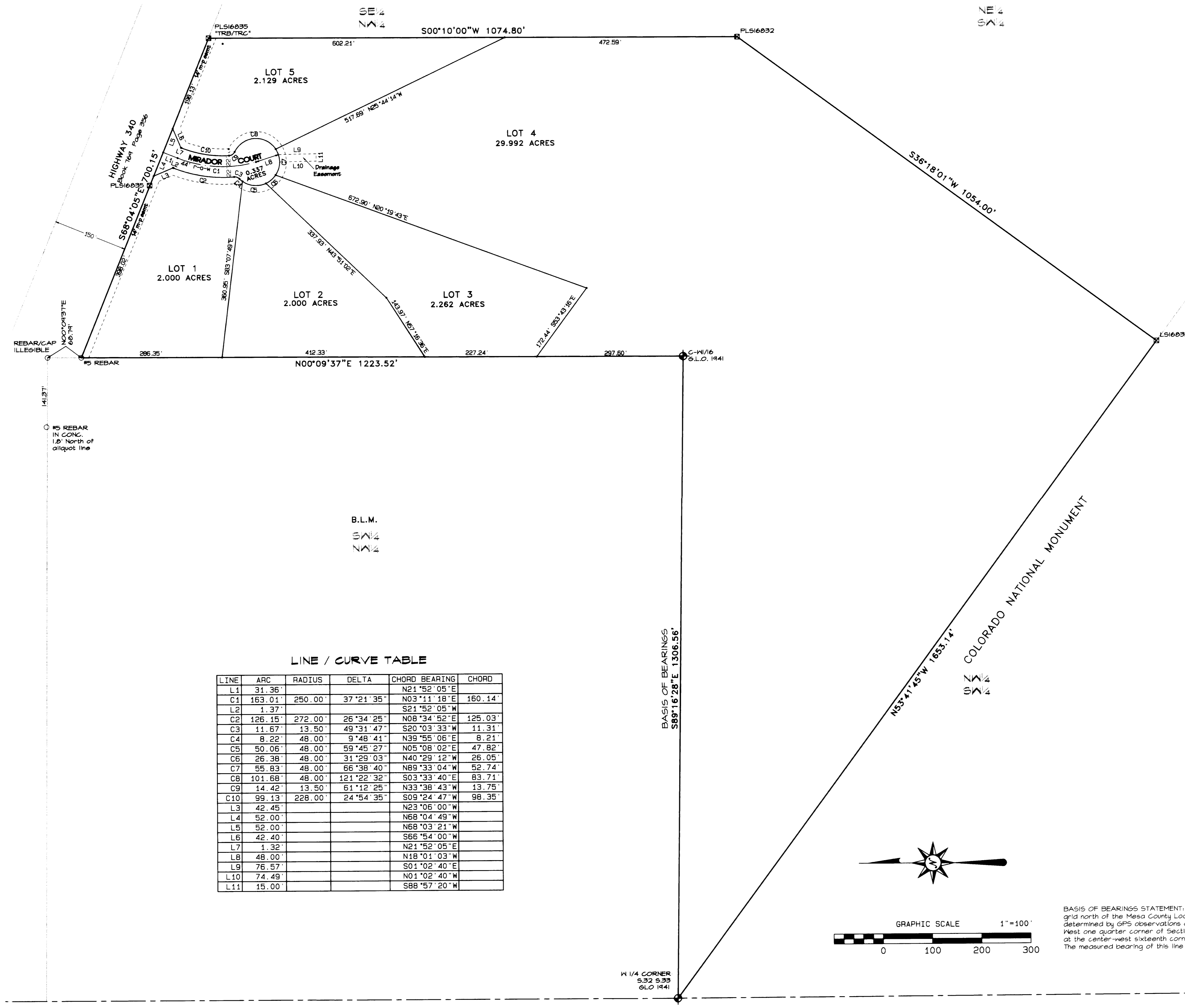
MIRADOR ESTATES
 M.C. Planning File #2004-055 FN1
 SE 1/4 N1/4, N1/2 SW 1/4 Section 33, Township 1 North, Range 2 West

River City CONSULTANTS, INC.
 Integrated Design Solutions 744 Horizon Court, Suite 110
 Grand Junction, CO 81508 Phone: 970-241-4722
 Email: info@rcwest.com

Sheet 1 of 2 Date: Jun 21, 2007
 Job No. 0645-00104 Drawn: KST Checked: DRS Approved:
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Notice: This plat may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

MIRADOR ESTATES



- LEGEND**
- ⊕ found PLSS brass monument
 - ⊞ found PLSS aluminum monument
 - ⊠ found aluminum monument as noted
 - found rebar and cap as noted
 - ◊ calculated position - no monument
 - set aluminum cap PLS 18480 in concrete
 - set 24" #5 rebar/aluminum cap PLS 18480

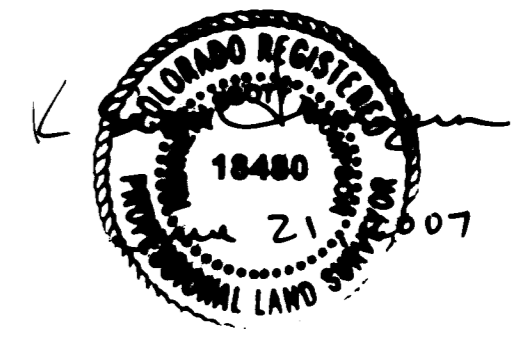
- LINE TYPE LEGEND**
- section lines
 - x-x- fence

- N: NORTH
 E: EAST
 S: SOUTH
 W: WEST
 C: CENTER
 A: ARC LENGTH OF CURVE
 R: RADIUS OF CURVE
 Δ: INTERIOR/DEFLECTION ANGLE OF CURVE
 CH: BEARING OF LONG CHORD OF CURVE
 LC: LENGTH OF LONG CHORD OF CURVE
 T: TOWNSHIP
 R: RANGE
 R.O.W.: RIGHT-OF-WAY
 PLS: PROFESSIONAL LAND SURVEYOR
 PLS: PUBLIC LAND SURVEY SYSTEM
 M-P: MULTIPURPOSE
 ESMT: EASEMENT
 CONC.: CONCRETE
 B.L.M.: BUREAU OF LAND MANAGEMENT
 G.L.O.: GOVERNMENT LAND OFFICE

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LINE / CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	31.36'			N21°52'05"E	
C1	163.01'	250.00'	37°21'35"	N03°11'18"E	160.14'
L2	1.37'			S21°52'05"W	
C2	126.15'	272.00'	26°34'25"	N08°34'52"E	125.03'
C3	11.67'	13.50'	49°31'47"	S20°03'33"W	11.31'
C4	8.22'	48.00'	9°48'41"	N39°55'06"E	8.21'
C5	50.06'	48.00'	59°45'27"	N05°08'02"E	47.82'
C6	26.38'	48.00'	31°29'03"	N40°29'12"W	26.05'
C7	55.83'	48.00'	66°38'40"	N89°33'04"W	52.74'
C8	101.68'	48.00'	121°22'32"	S03°33'40"E	83.71'
C9	14.42'	13.50'	61°12'25"	N33°38'43"W	13.75'
C10	99.13'	228.00'	24°54'35"	S09°24'47"W	98.35'
L3	42.45'			N23°06'00"W	
L4	52.00'			N68°04'49"W	
L5	52.00'			N68°03'21"W	
L6	42.40'			S66°54'00"W	
L7	1.32'			N21°52'05"E	
L8	48.00'			N18°01'03"W	
L9	76.57'			S01°02'40"E	
L10	74.49'			N01°02'40"W	
L11	15.00'			S88°57'20"W	



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

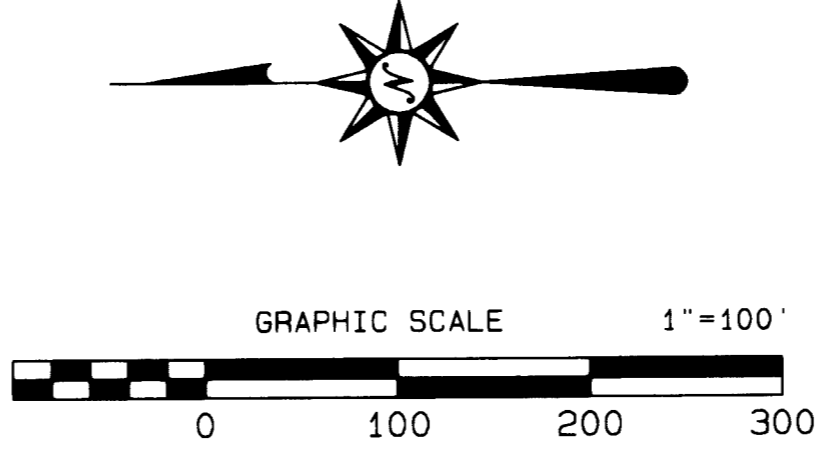
MIRADOR ESTATES

M.C. Planning File #2004-055 FN1

SE1/4 NW1/4, N2 S1/4 Section 33, Township 1 North, Range 2 West

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Sheet 2 of 2 Date: Jun 21, 2007
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W 1/4 CORNER
 5.32 5.33
 G.L.O. 1941