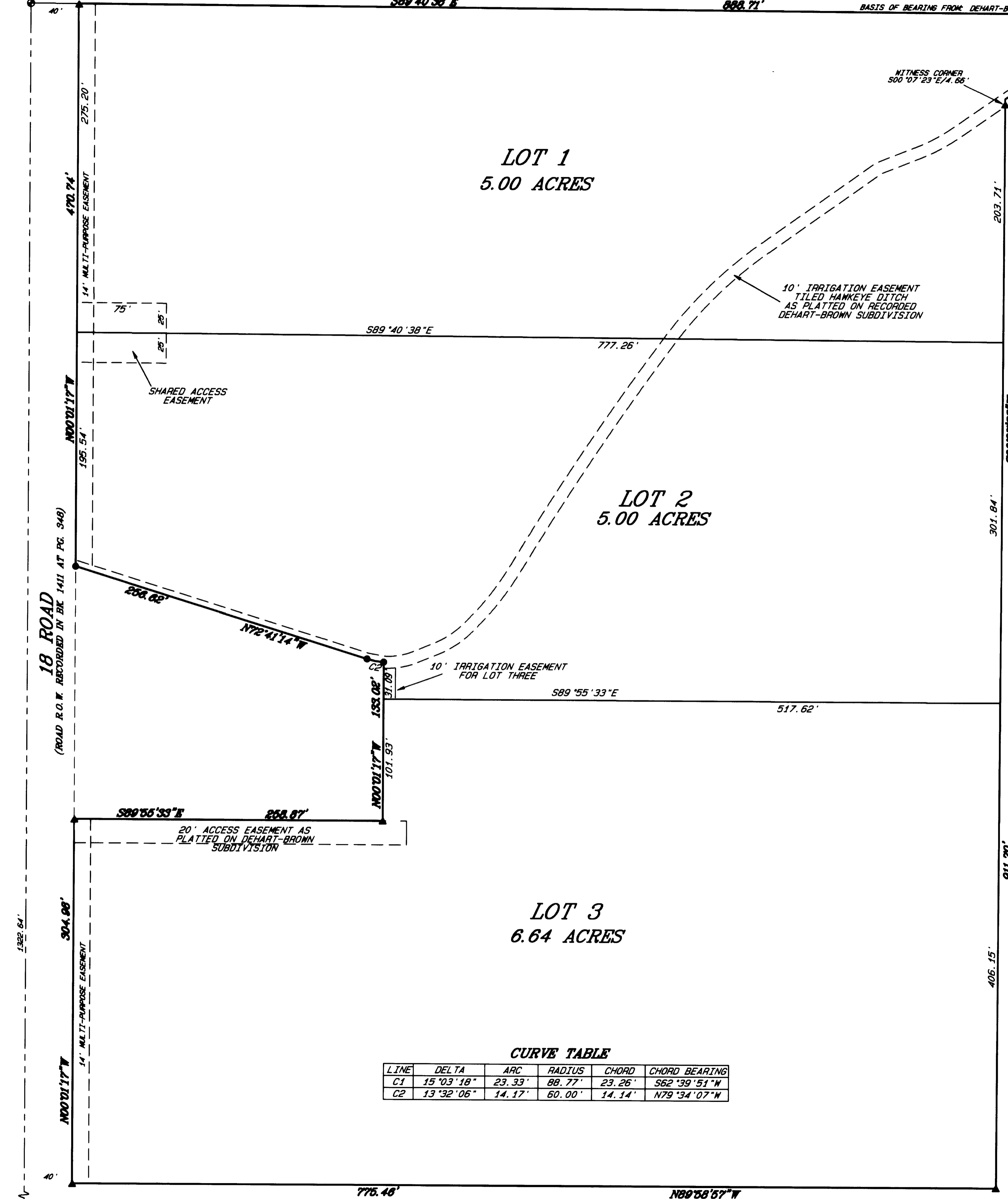


S 1/16 COR.
SEC. 4
MCSN #998-1

ROSS SUBDIVISION

A REPLAT OF LOT 2 & 3 DEHART-BROWN SUBDIVISION



SM COR.
SEC. 4
MCSN #258-1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, James David DeHart and Terri Lynn DeHart, are the owner of that real property located in the SW 1/4 SW 1/4 of Section 4, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as described in Book 2624 at Page 608 and Book 2273 at Pages 137 and 138 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Lot 2 and Lot 3 of DeHart-Brown Subdivision as recorded in Plat Book 15 at Page 76 of the Mesa County records.

That said owner has caused the real property to be laid out and surveyed as ROSS SUBDIVISION, a land division of a part of the County of Mesa, in the State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat.

All Multi-purpose Easements shown hereon are hereby dedicated to the County of Mesa for the use of County-approved utilities and public providers as perpetual, non-exclusive 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 sewer lines, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

That all expenses for street paving or the installation of utilities referred to above, shall be furnished by the seller or the purchaser, not by the County of Mesa.

James David DeHart
James David DeHart

Terri Lynn DeHart
Terri Lynn DeHart

David Ross
David Ross

April Ross
April Ross

STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 30th day of June A.D., 2004 by James David DeHart and Terri Lynn DeHart.

Witness my hand and official seal: *David Ross*
Notary Public
Address 142 S Apple St
My commission expires: MY COMMISSION EXPIRES 11/15/2005

STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 30th day of June A.D., 2004 by David Ross and April Ross.

Witness my hand and official seal: *David Ross*
Notary Public
Address 142 S Apple St
My commission expires: MY COMMISSION EXPIRES 11/15/2005

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 8:54 o'clock A.M. this 7th day of July A.D. 2004, and is duly recorded in Book No. 3490 at page 900 Reception No. 2200684 Fee \$10.00 - 1.00 Drawer No. PP-60

Lerie M. Eckman
Deputy

Janice Ward
Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 2 day of July A.D. 2004, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Donna B. Leonard
Chairman

LEGEND

- MESA COUNTY SURVEY MARKER
- FD. #5 REBAR W/1.5" ALUM. CAP STAMPED AES LS 24320
- ▲ FD. #5 REBAR W/PLASTIC CAP MARKED HAAG LS27266
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

AREA SUMMARY

3 LOTS = 16.64 AC. / 100%

SURVEYOR'S STATEMENT

I, Michael W. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me of under my direct responsibility, supervision, and checking. That title research was supplied by Transnation Title Insurance Company under Policy Number A38-207704.

Michael W. Drisse
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 129-0000

PLAT 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 ROSS SUBDIVISION.

A recorded site plan notes parcel restrictions. Covenants and Restrictions for this subdivision are recorded in Book 3566 at Pages 537 - 543.

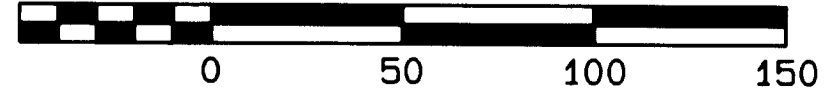
RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. 35-3, 5-101 et seq.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

CURVE TABLE

LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	15°03'18"	23.33'	88.77'	23.26'	S62°39'51"W
C2	13°32'06"	14.17'	60.00'	14.14'	N79°34'07"W

GRAPHIC SCALE 1"=50'



ROSS SUBDIVISION
LOCATED IN THE
SW 1/4 SW 1/4, SEC. 4, T1N, R2W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	725-03-01
Drawn By	TWODEL	Date	JUNE 2004	Sheet	1 OF 1