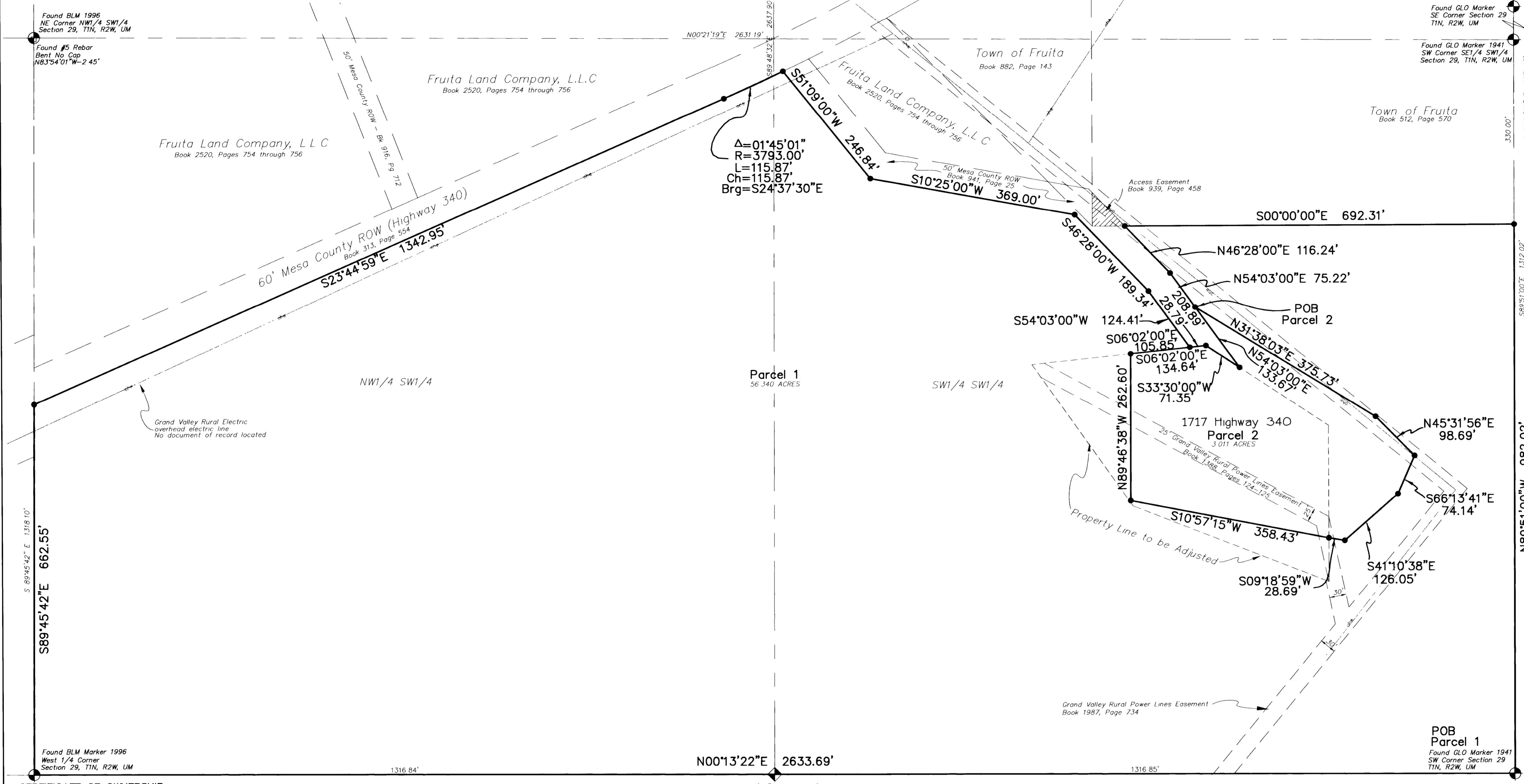


YOUNG MAJOR BOUNDARY LINE ADJUSTMENT

[An Exemption Plat Pursuant to CRS 30-28-101 (10) (d)]

OF PARCELS LOCATED IN

SECTION 29, T1N, R2W, UTE MERIDIAN



NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Robert Duncan Macgregor, President of Fruita Land Company, L.L.C., this 25 day of AUGUST, A.D., 1999.

Witness my hand and official seal

[Signature]
 Notary Public
 My Commission Expires 1-25-2003

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by James B. Young, this 27 day of August, A.D., 1999.

Witness my hand and official seal

[Signature]
 Notary Public
 My Commission Expires 7-8-2003

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Judith A. Young, this 27 day of August, A.D., 1999.

Witness my hand and official seal

[Signature]
 Notary Public
 My Commission Expires 7-8-2003

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:19 o'clock P.M., Sept 1st, A.D., 1999 and was duly recorded in Plat Book 17, Page No. 156

Reception No 1918335 Drawer No. HH29 Fees: \$10.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 31st day of August, A.D., 1999, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman Kathryn H Hall

CERTIFICATE OF OWNERSHIP

Fruita Land Company, L.L.C., James B Young and Judith A. Young are the owners of a tract of land situated in Section 29, Township 1 North, Range 2 West, of the Ute Meridian, the boundary of both parcels being more particularly described as follows:
 James B. Young and Judith A Young are the owners of that property described in Book 2585, Pages 810-811, Mesa County Records.
 Fruita Land Company, L.L.C. is the owner of that property described in Book 2520, Pages 754 through 756, Mesa County Records.

BEGINNING at the Southwest corner of Section 29, T1N, R2W, of the Ute Meridian, whence the Southeast corner of said Section 29 bears South 89 degrees 51 minutes 00 seconds East, a distance of 5271.13 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along the West line of the SW1/4 of said Section 29, North 00 degrees 13 minutes 22 seconds East, a distance of 2633.69 feet; thence along the North line of the NW1/4 SW1/4 of said Section 29, South 89 degrees 45 minutes 42 seconds East, a distance of 662.55 feet; thence along the Westery line of a 60 foot wide Mesa County Road right-of-way for Highway 340, as described in Book 313, Page 554, the following two (2) courses: 1.) South 23 degrees 44 minutes 59 seconds East, a distance of 1342.95 feet; 2.) along the arc of a non-tangent curve to the left, having a delta angle of 01 degree 45 minutes 01 second, with a radius of 3793.00 feet, an arc length of 115.87 feet, a chord bearing of South 24 degrees 37 minutes 30 seconds East, and a chord length of 115.87 feet; thence along the Northerly line of a 50 foot wide Mesa County right-of-way, as described in Book 941, Page 25, the following four (4) courses: 1.) South 51 degrees 09 minutes 00 seconds West, a distance of 246.84 feet; 2.) South 10 degrees 25 minutes 00 seconds West, a distance of 369.00 feet; 3.) South 46 degrees 28 minutes 00 seconds West, a distance of 189.34 feet; 4.) South 54 degrees 03 minutes 00 seconds West, a distance of 124.41 feet; thence South 06 degrees 02 minutes 00 seconds East, a distance of 28.79 feet; thence South 33 degrees 30 minutes 00 seconds West, a distance of 71.35 feet; thence, along the Southerly line of a 50 foot wide Mesa County right-of-way, as described in Book 941, Page 25, the following two (2) courses: 1.) North 54 degrees 03 minutes 00 seconds East, a distance of 208.89 feet; 2.) North 46 degrees 28 minutes 00 seconds East, a distance of 116.24 feet; thence along the Westery boundary of a parcel as described in Book 512, Page 570, South 00 degrees 00 minutes 00 seconds East, a distance of 692.31 feet; thence along the South line of the SW1/4 SW1/4 of said Section 29, North 89 degrees 51 minutes 00 seconds West, a distance of 982.02 feet to the POINT OF BEGINNING.

Said parcel containing an area of 59.351 Acres, as described

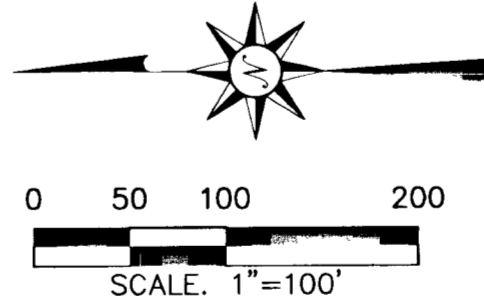
That said owners have caused the said real property to be laid out and surveyed as YOUNG MAJOR BOUNDARY LINE ADJUSTMENT, a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart to the Public Utilities those portions of said real property which are labeled as utility and irrigation 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 easements, with further right of ingress and egress to and from the above described utility easements. Said owners also dedicate and set apart the described ingress/egress access easements to and for the use of all owners, their successors and assigns, forever, as access 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 25th day of Aug, A.D., 1999

by: Robert Duncan Macgregor
 for: Fruita Land Company, L.L.C.

by: James B. Young

by: Judith A. Young



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND REBAR, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835
 - SET 2 1/2" ALUMINUM CAP ON No. 6 REBAR, PLS 16835

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during April, 1999, 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

CERTIFIED THIS 25th DAY OF Aug, 1999

NOTES:

Easement and Title Information provided by First American Title Company Policy Number 001349333.

Basis of bearings is the South line of the SW1/4 SW1/4 of Section 29, T1N, R2W of the Ute Meridian, as established by GPS observation. Both monuments on this line are as described on the face of this plat.

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

NOTICE: 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.

See separate documents for lienholders ratification and acceptance of this plat, as recorded at Book 2628, Page 337, and Book 2628, Page 358

16835

[Signature]

DENNIS W. JOHNSON
 COLORADO REGISTERED SURVEYOR
 P.L.S. No 16835

YOUNG MAJOR
BOUNDARY LINE ADJUSTMENT
 SECTION 29, T1N, R2W,
 UTE MERIDIAN, MESA COUNTY, CO

LANDesign

ENGINEERS • SURVEYORS • PLANNERS
 259 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO 98114	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE May, 1999	LED	DWJ/rsk		1	1