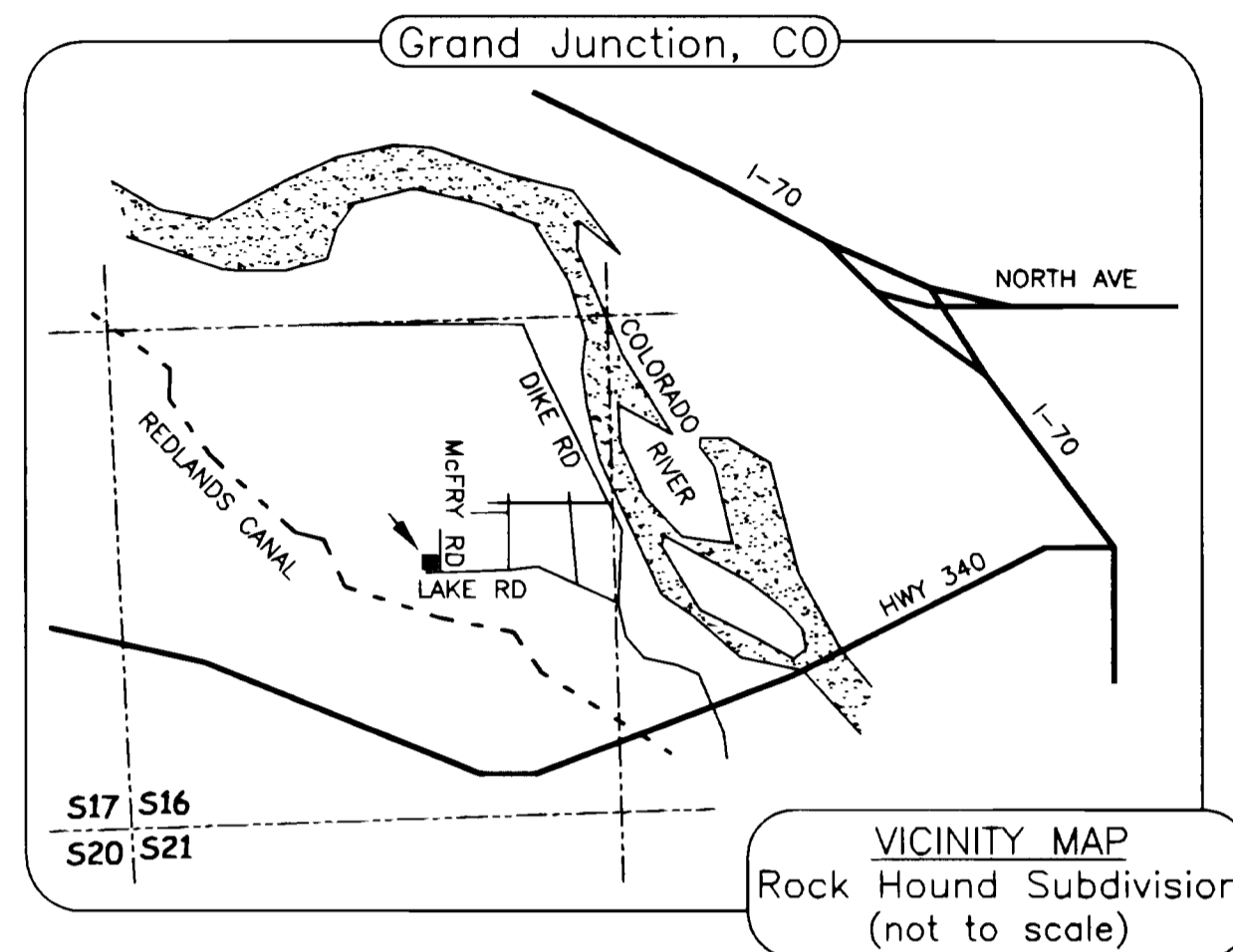


ROCK HOUND SUBDIVISION

A REPLAT OF LOT 1 OF THE McFry SUBDIVISION

Located in a Portion of the East 1/2 Southwest 1/4 Northeast 1/4 of Section 16, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado

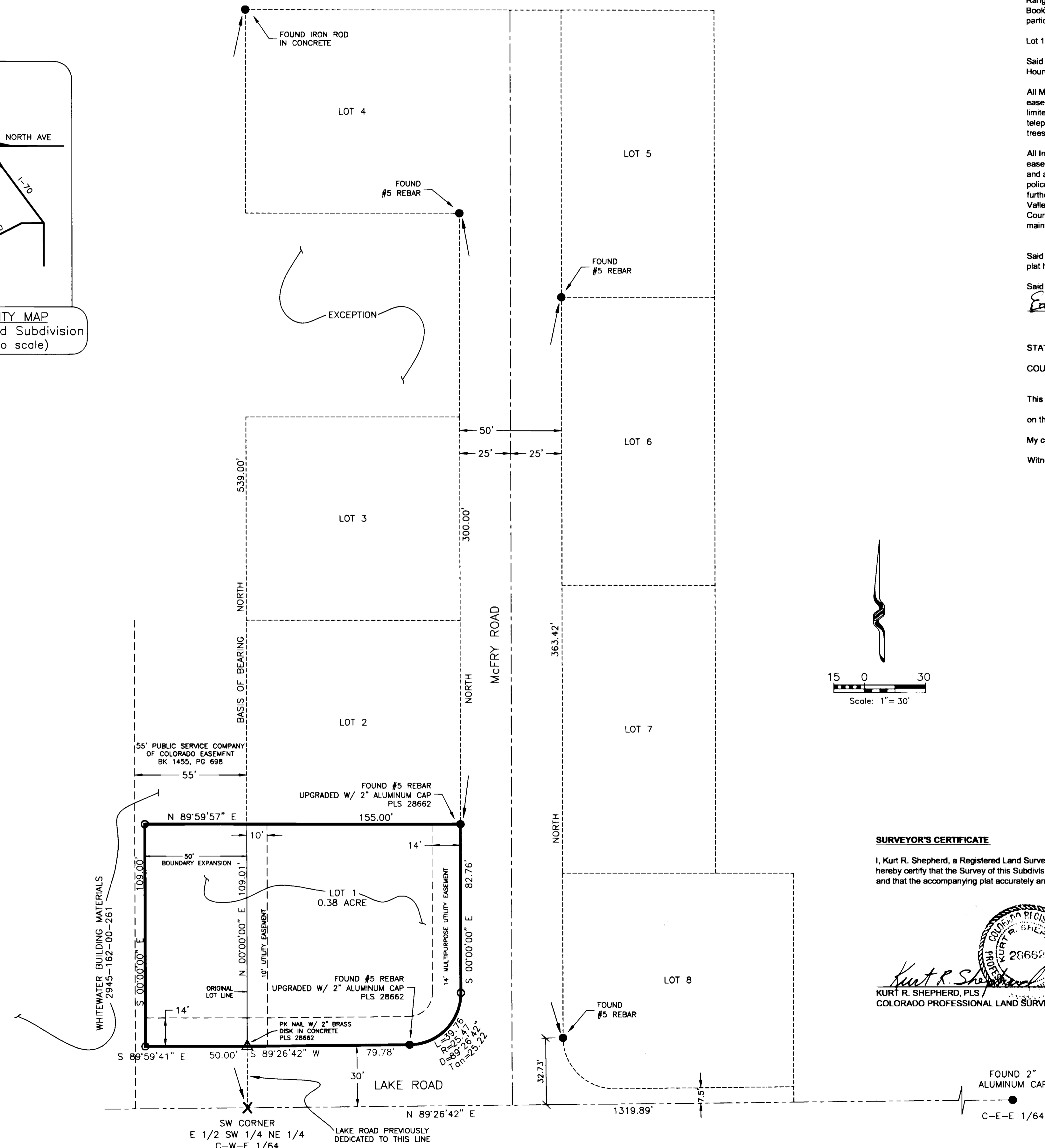


NOTES:

1. Basis of Bearing assumes the bearing between the 2" Aluminum Cap PLS 28662 at the C-W-E 1/64 marking the Southwest Corner of the McFry Subdivision, Section 16, and the Iron Rod in Concrete marking the Northwest Corner of the McFry Subdivision to be North 00°00'00" East.
2. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown hereon.
3. 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.
4. The information contained hereon is based upon Title Property Report order file number 207904 from Attorney's Title Guaranty Fund, Inc.
5. McFry Road and Lake Road Right of Way previously dedicated by the McFry Subdivision Plat.
6. There are no lien holders and no protective covenants/restrictions.
7. Provisions shall be made through deed restrictions, conservation easements, or other restrictions, to prohibit the further subdivision of all lots smaller than 35 acres in size, created through the Major Subdivision process, for a period of at least 10 years, or until such time that the site is within one mile of an Urban Growth Boundary.
8. Pursuant to CRS §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 Rock Hound Subdivision and shall result in a vested right for a period of 3 years from 12-17-02.

LEGEND

- FOUND AS NOTED
- △ SET PK NAIL WITH 2" BRASS DISK IN CONCRETE PLS 28662
- SET 2" ALUM. CAP ON #6 REBAR PLS 28662
- X RECOVERED 2" ALUMINUM CAP PLS 28662
- PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - OTHER LOTS



DESCRIPTION:

Know All Persons By These Presents: The undersigned, Earl M. McFry and Doris R. McFry, are the owners of record of that real property situated in a part of the E 1/2 of the SW 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3328 Page 5 of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows: 987 & 988

Lot 1 of the McFry Subdivision.

Said owners have caused the described real property to be surveyed, laid out and to be publicly known as Rock Hound Subdivision.

All Multipurpose Easements to Mesa County for the use of County-approved: utilities, and public providers 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.

All Ingress / Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s) and also for the use by public providers and utilities, including but not limited to, postal services, trash collection, fire, police and emergency vehicles and services. Deed of conveyance recorded at Book 3326 Page 18 / subject to further conditions and restrictions as may be set forth in that instrument. Owner does hereby dedicate all Grand Valley Project easements to the Grand Valley Water Users Association/USA, their successors and assigns, and to the County on behalf of the public, for non-vehicular use of canal roads and banks for the installation, operation and maintenance of the Grand Valley Project irrigation facilities.

Said owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Said owners do subscribe hereunder this 21st day of March, 2003 A.D.

Earl M. McFry *Doris R. McFry*
Earl M. McFry Doris R. McFry

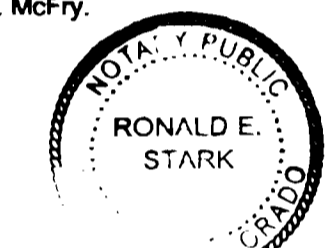
STATE OF COLORADO)
) SS
COUNTY OF MESA)

This plat was acknowledged before me by Earl M. McFry and Doris R. McFry,

on this 21st day of March, 2003 A.D.

My commission expires: Feb. 13, 2005

Witness my hand and seal *Ronald E. Stark*



My commission expires 2-23-03

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 8th day of April, 2003 A.D. by the

Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
Chairperson

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I certify that this instrument was filed in my office at 4:10 o'clock P.M., on the 21st day of April, 2003 A.D. and was recorded in Plat Book 19, Page No. 311.

Reception No. 2117765, Drawer No. NL95, Fees \$10.00 / 1.00

By: *Janice Ward* *Teressa Horn*
Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Kurt R. Shepherd, a Registered Land Surveyor in the State of Colorado, do hereby certify that the Survey of this Subdivision was made under my supervision, and that the accompanying plat accurately and properly shows said Subdivision.

Kurt R. Shepherd
KURT R. SHEPHERD, PLS /
COLORADO PROFESSIONAL LAND SURVEYOR No. 28662

Prepared By: KS PROFESSIONAL SURVEYING, INC.
2591 B 3/4 ROAD
GRAND JUNCTION, CO 81503
PHONE: (970) 257-7146 FAX: (970) 255-7047

ROCK HOUND SUBDIVISION

A replat of Lot 1 of the McFry Subdivision
Located in a Portion of E1/2 SW1/4 NE1/4,
S16, T1S, R1W, Ute Meridian,
Mesa County, Colorado

DATE: 20 March 2003	SCALE: 1" = 30'
FILE: 14-2002plat.dwg	PROJECT NO: 2002-14
DRAWN: RES	SHEET 1 OF 1