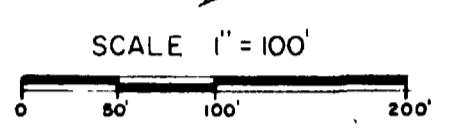


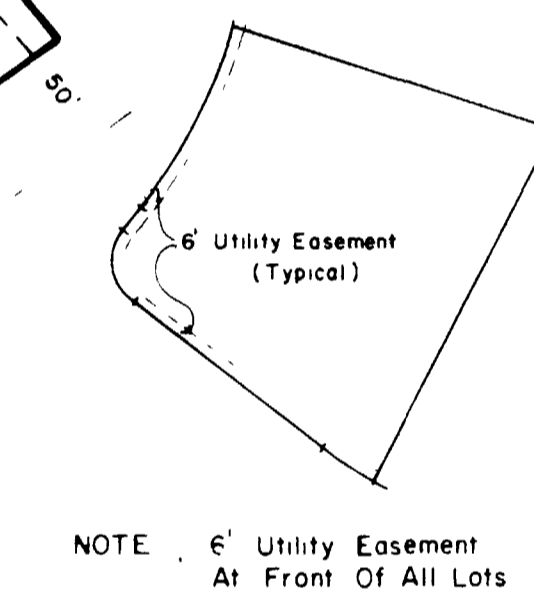
CROSSROADS COLORADO WEST

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT LENGTH
A	22° 11' 38"	325.00'	125.11'	S 78° 50' 11" E	63.74'
B	15° 04' 45"	325.00'	85.29'	S 60° 12' 00" E	43.02'
C	96° 11' 42"	250.00'	372.14'	S 79° 14' 31" W	278.60'
D	19° 01' 00"	250.00'	82.60'	N 40° 39' 10" E	41.87'
E	39° 59' 22"	250.00'	170.87'	N 70° 09' 21" E	90.97'
F	54° 45' 28"	235.86'	216.93'	S 62° 28' 14" E	122.15'
G	22° 11' 38"	260.02'	100.09'	S 11° 09' 49" E	51.00'
H	90° 05' 03"	150.78'	213.39'	N 45° 06' 31" E	151.00'
I	34° 33' 18"	98.29'	58.39'	N 17° 25' 41" E	30.57'
J	17° 51' 13"	333.16'	103.39'	S 09° 04' 39" W	52.33'
K	19° 20' 07"	301.56'	101.28'	S 27° 40' 19" W	51.37'
L	39° 59' 22"	165.00'	112.84'	N 19° 50' 39" W	60.04'
M	22° 00' 00"	450.00'	171.73'	N 10° 50' 58" W	87.47'

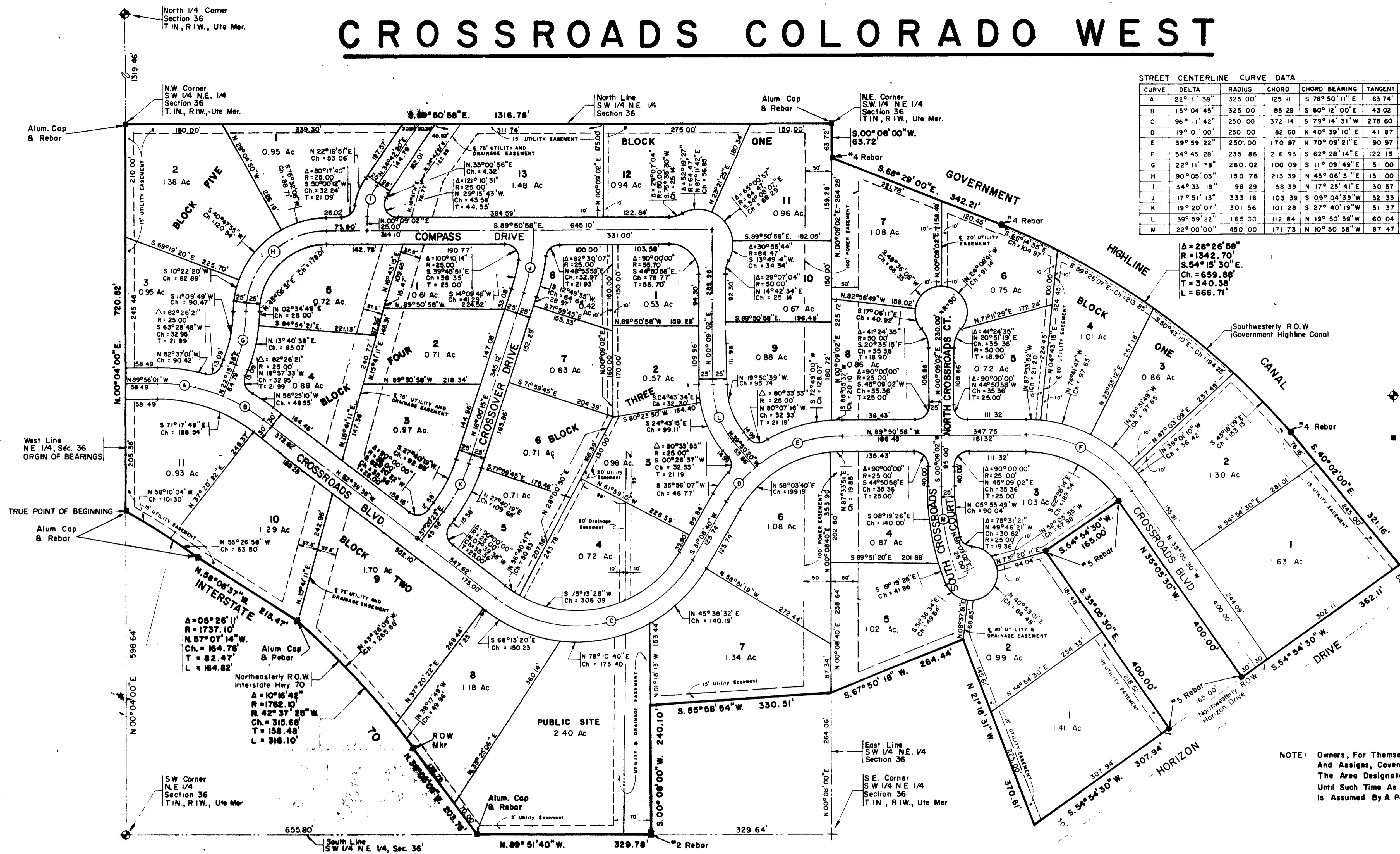
$\Delta = 28^{\circ}26'59"$
 $R = 1342.70'$
 $S.54^{\circ}15'30" E.$
 $Ch. = 659.88'$
 $T = 340.38'$
 $L = 666.71'$



MESA COUNTY BRASS CAP
 A 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS
 FOUND AND ACCEPTED CORNERS SET BY OTHERS TO BE SET IN CONCRETE
 AREA QUANTITIES
 Total Lots 40
 Acres in Lots 38.42
 Acres in Streets 7.55
 Acres in Public Site 2.40
TOTAL 48.37



NOTE: Owners, For Themselves, Their Successors And Assigns, Covenant And Agree To Maintain The Area Designated As "Public Site" Until Such Time As Responsibility For Maintenance Is Assumed By A Public Entity.



RECITATION
 KNOW ALL MEN BY THESE PRESENTS that the undersigned Crossroads Colorado West, a limited partnership are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the Northeast Quarter (NE1/4) of Section 36, Township 1 North, Range 1 West, Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:
Commencing at the Southwest Corner (SWCor.) of the Northeast Quarter (NE1/4) of said Section 36; Thence North 70° 14' 30" East along the west line of the Northeast Quarter (NE1/4) of said Section 36 a distance of 330.04 feet to a point on the northeasterly right-of-way line of Interstate Highway 70 and the True Point of Beginning; Thence continuing North 10° 14' 30" East along said West line of the Northeast Quarter (NE1/4) of Section 36 a distance of 72.02 feet to the Northwest Corner (NWCor.) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 36; Thence South 09° 50' 58" East along the North line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 36 a distance of 1,316.76 feet to the Northeast Corner (NECor.) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 36; Thence South 00° 00' 00" West along the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 36 a distance of 63.72 feet to a point on the Southwesterly right-of-way line of the Government Highline Canal by the following three courses and distances: South 63° 29' 00" East 342.21 feet; Thence along the arc of a curve to the right whose radius is 1,342.70 feet and whose long chord bears South 54° 15' 30" East 659.88 feet; Thence South 4° 32' 30" East 321.10 feet to a point on the Northwesterly right-of-way line of Horizon Drive; Thence South 54° 54' 30" West along said westerly right-of-way line a distance of 362.11 feet; Thence North 35° 05' 30" West 400.00 feet; Thence South 35° 05' 30" East 400.00 feet to a point on said Northwesterly right-of-way line of Horizon Drive; Thence South 54° 54' 30" West along said Northwesterly right-of-way line a distance of 307.94 feet; Thence North 21° 18' 31" West 370.61 feet; Thence South 17° 50' 13" West 204.44 feet to a point on the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 36; Thence South 86° 05' 54" West 330.51 feet; Thence South 00° 00' 00" West 240.10 feet to a point on the South line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 36; Thence North 0° 51' 40" West along said South line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 36 a distance of 329.78 feet to a point on the Northeasterly right-of-way line of Interstate Highway 70 by the following four courses and distances: North 30° 05' 05" West 203.76 feet; Thence along the arc of a curve to the left whose radius is 1,762.10 feet and whose long chord bears North 42° 37' 25" West 315.68 feet; Thence North 50° 06' 37" West 1,737.10 feet and whose long chord bears North 28° 14' 30" West 1,644.76 feet to the True Point of Beginning containing 48.372 acres.

That said owners have caused the said real property to be laid out and surveyed as Crossroads Colorado West, a subdivision of a part of Mesa County, Colorado.
 That said owners do hereby dedicate and set apart all streets and the public site as shown on the accompanying plat to the use of the public and utilities forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric cables, gas pipelines, and irrigation easements.
 That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.
 I, WITNESS WHEREOF, said Owners have caused their names to be hereunto subscribed this 7th day of April, A.D., 1975.
 Crossroads Colorado West, a limited partnership
 SPEC. INC., a Colorado Corporation, a general partner
 Samuel T. Patty, President, SPEC. INC., Mark Holloway, Sec. Treas., SPEC. INC., Robert E. Hiron, General Part.
 STATE OF COLORADO)
)
 COUNTY OF MESA)
)
 The foregoing instrument was acknowledged before me this 7th day of April, 1975, by Samuel T. Patty, President, SPEC. INC., Mark Holloway, Sec. Treas., SPEC. INC., and Robert E. Hiron, General Partner, Louis M. Walker, John H. Boogert, Cashier, Barbara Price Waldrop, Bruce C. Currier, Wilma M. Currier, My Commission expires: 3-5-77
 Witness my hand and official seal.
 CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO)
)
 COUNTY OF MESA)
)
 I hereby certify that this instrument was filed in my office at 4:10 o'clock P.M., A.D., 1975 and duly recorded in Plat Book No. 11, Page 149.
 Carl Sawyer, Clerk and Recorder, Deputy
 Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 17th day of December, A.D., 1974.
 County Planning Commission of the County of Mesa, Colorado.
BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 21st day of April, A.D., 1975.
 Board of County Commissioners of the County of Mesa, Colorado.
SURVEYOR'S CERTIFICATE
 I, James T. Patty, Jr., do hereby certify that the accompanying plat of Crossroads Colorado West, a subdivision of a part of the County of Mesa, was prepared under my direction and accurately represents a field survey of same.
 James T. Patty, Jr., Registered Land Surveyor
 Colorado Registration No. 9960
 Approved for Content and Form only and not the accuracy of Surveys, Calculations or Drafting. Pursuant to C.R.S. 1363, (31-2) as amended.
 Roger P. Head, Mesa County Surveyor, Date: 4/28/1975
 Jack O'Boorman, Mesa County Local Dept., Date: 4-21-75
 Phyllis J. Willmet, Utilities Coordination Committee, Date: 4-21-75

CROSSROADS COLORADO WEST
 PREPARED BY:
NELSON HALEY PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO NOVEMBER 1974