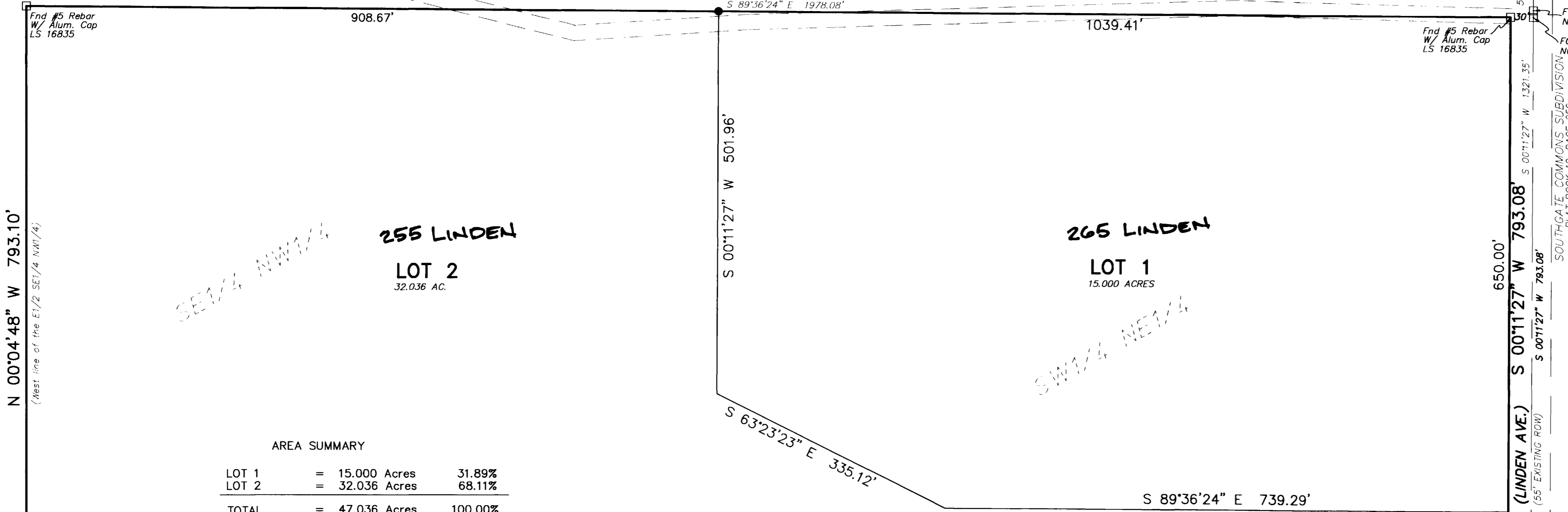


MILES CRAIG MINOR SUBDIVISION

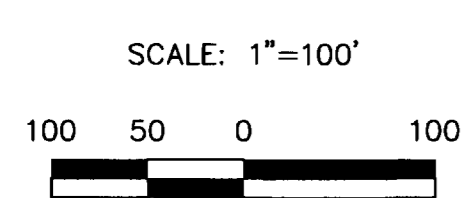
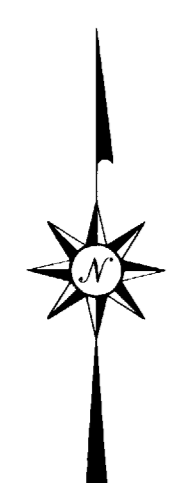
S 89°36'24" E 1948.08'

20' WIDE UTE WATER CONSERVANCY DISTRICT
BOOK 851, PAGE 189



AREA SUMMARY

LOT 1	=	15.000 Acres	31.89%
LOT 2	=	32.036 Acres	68.11%
TOTAL	=	47.036 Acres	100.00%



LEGEND

- ALIQUOT SURVEY MARKER
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

ALL BOUNDARY CORNERS SET IN CONCRETE.

BASIS OF BEARINGS

Basis of bearings: The South line of the North 1/2 of Section 26 bears N 89°36'24" W, as described in deed recorded in Book 1583, Page 73, Mesa County Records. Both monuments on this line are found or set #5 rebar as shown 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".

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. 896236.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:06 o'clock A. M. November 12, A.D., 1997, and was duly recorded in Plat Book #16 No. 1819902, Page No. 38, Reception No. 1819902

DD154
Drawer No. 1000 100
Fees:

Monika Jobb
Clerk and Recorder

By: Shirley Newsam
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 31st day of October, A.D., 1997, by the County Planning Commission of the County of Mesa, State of Colorado.

Chad Huth
Chairman

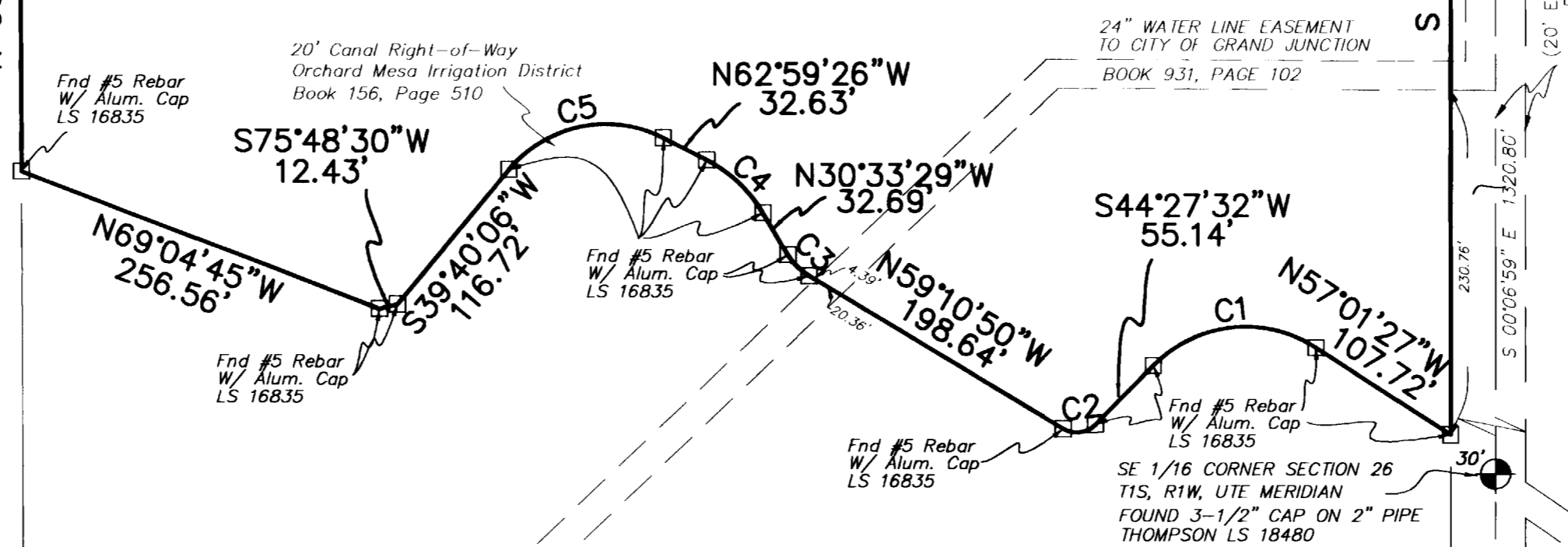
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 4th day of November, A.D., 1997, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Laura B. Hanna
Chairman

CURVE DATA

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	78°31'01"	86.50'	118.54'	70.69'	S 83°43'02" W	109.48'	109.48'
C2	76°21'38"	17.50'	23.32'	13.76'	S 82°38'21" W	21.63'	21.63'
C3	28°37'21"	40.50'	20.23'	10.33'	N 44°52'09" W	20.02'	20.02'
C4	32°25'57"	92.50'	52.36'	26.90'	N 46°46'27" W	51.66'	51.66'
C5	77°20'28"	84.50'	114.06'	67.63'	S 78°20'20" W	105.60'	105.60'



DEDICATION

That the undersigned Miles Craig, is the owner of that real property situated in the Northwest Quarter Southeast Quarter (NW1/4 SE1/4), the Southwest Quarter Northeast Quarter (SW1/4 NE1/4), and the Southeast Quarter Northwest Quarter (SE1/4 NW1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2215, Pages 238 through 240.

Commencing at the Southeast corner of the SW1/4 NE1/4 of Section 26 (CE1/16 corner) whence the Center 1/4 corner of Section 26 bears N 89°36'24" W, a distance of 1317.99 feet for a basis of bearings, with all bearings contained herein relative thereto; thence N 89°36'24" W a distance of 30.00 feet to a point on the Westerly right of way of 26 3/4 Road and the POINT OF BEGINNING; thence South 00 degrees 06 minutes 59 seconds East (S 00°06'59" E), a distance of 628.22 feet to a point on the north right of way line of Canal No. 1 of Orchard Mesa Irrigation District as conveyed in Book 156 at Page 510 of the Mesa County Records; thence following along the northerly right-of-way of said Canal No. 1 the following Thirteen (13) courses; (1) North 57 degrees 01 minutes 27 seconds West (N 57°01'27" W), a distance of 107.72 feet; (2) along a curve to the left having a radius of 86.50 feet, arc length of 118.54 feet, delta angle of 78 degrees 31 minutes 01 seconds (78°31'01"), a chord bearing of South 83 degrees 43 minutes 02 seconds West (S 83°43'02" W), and a chord length of 109.48 feet; (3) South 44 degrees 27 minutes 32 seconds West (S 44°27'32" W), a distance of 55.14 feet; (4) along a curve to the right having a radius of 17.50 feet, arc length of 23.32 feet, delta angle of 76 degrees 21 minutes 38 seconds (76°21'38"), a chord bearing of South 82 degrees 38 minutes 21 seconds West (S 82°38'21" W), and a chord length of 21.63 feet; (5) North 59 degrees 10 minutes 50 seconds West (N 59°10'50" W), a distance of 198.64 feet; (6) along a curve to the right having a radius of 40.50 feet, arc length of 20.23 feet, delta angle of 28 degrees 37 minutes 21 seconds (28°37'21"), a chord bearing of North 44 degrees 52 minutes 09 seconds West (N 44°52'09" W), and a chord length of 20.02 feet; (7) North 30 degrees 33 minutes 29 seconds West (N 30°33'29" W), a distance of 32.69 feet; (8) along a curve to the left having a radius of 92.50 feet, arc length of 52.36 feet, delta angle of 32 degrees 25 minutes 57 seconds (32°25'57"), a chord bearing of North 46 degrees 46 minutes 27 seconds West (N 46°46'27" W), and a chord length of 51.66 feet; (9) North 62 degrees 59 minutes 26 seconds West (N 62°59'26" W), a distance of 32.63 feet; (10) along a curve to the left having a radius of 84.50 feet, arc length of 114.06 feet, delta angle of 77 degrees 20 minutes 28 seconds (77°20'28"), a chord bearing of South 78 degrees 20 minutes 20 seconds West (S 78°20'20" W), and a chord length of 105.60 feet; (11) South 39 degrees 40 minutes 06 seconds West (S 39°40'06" W), a distance of 116.72 feet; (12) South 75 degrees 48 minutes 30 seconds West (S 75°48'30" W), a distance of 12.43 feet; (13) North 69 degrees 04 minutes 45 seconds West (N 69°04'45" W), a distance of 256.56 feet; thence leaving said canal right of way North 00 degrees 21 minutes 11 seconds West (N 00°21'11" W), a distance of 458.60 feet to a point on the North line of the NW1/4 SE1/4; thence North 89 degrees 36 minutes 24 seconds West (N 89°36'24" W), a distance of 329.50 feet to the C1/4 corner of Section 26; thence North 89 degrees 36 minutes 24 seconds West (N 89°36'24" W), a distance of 656.34 feet to a point on the West line of the East 1/2 SE1/4 NW1/4; thence along said line North 00 degrees 04 minutes 48 seconds West (N 00°04'48" W), a distance of 793.10 feet; thence South 89 degrees 36 minutes 24 seconds East (S 89°36'24" E), a distance of 1948.08 feet to a point on the Westerly right-of-way of 26 3/4 Road; thence along said right-of-way South 00 degrees 11 minutes 27 seconds West (S 00°11'27" W), a distance of 793.08 feet to the POINT OF BEGINNING.

Said parcel containing 47.036 acres as described.

Said owner hereby declares there are no lienholders to herein described property.

That said owner has caused the said real property to be laid out and surveyed as Miles Craig Minor SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as multipurpose and utility 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. 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 30th day of October, A.D., 1997.

Miles E. Craig
by: Miles E. Craig

NOTARY PUBLIC CERTIFICATION

STATE OF OREGON
COUNTY OF MULTNOMAH } ss

The foregoing instrument was acknowledged before me by Miles E. Craig this 30th day of October, A.D., 1997.

Witness my hand and official seal

Linda J. Guandt
Notary Public

My Commission Expires January 10, 2001

There will be no Covenants and Restrictions recorded with this Subdivision.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MILES CRAIG MINOR SUBDIVISION and the survey thereof were completed under my direct supervision, 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 31 day of Oct, 1997

Located in the SW1/4 NE1/4, NW1/4 SE1/4, & SE1/4 NW1/4 Section 26, T1S, R1W, UTE M.

MILES CRAIG MINOR SUBDIVISION
A Part of
SECTION 26, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 97091	SUR. BY: DRAWN	CHECKED	SHEET	OF
DATE: JULY, 1997	LED	RSK	1	1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS 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 CERTIFICATION SHOWN HEREON.