

PARTRIDGE FARMS SUBDIVISION

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PART OF THE SW1/4 NW 1/4 SECTION 35
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Partridge Farms Development Company, L.L.C., is the owner of that real property in the County of Mesa, State of Colorado, being situated in the Southwest one-quarter of the Northwest one-quarter of Section 35, Township 1 North, Range 1 West of the Ute Meridian, described in Book 2438 at Page 804 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

A parcel situated in the Southwest one-quarter of the Northwest one-quarter of Section 35, Township 1 North, Range 1 West of the Ute Meridian, lying northerly and easterly of the Interstate 70 right-of-way, EXCEPT that parcel of land conveyed in an instrument recorded in Book 1868 at Page 663 of the Mesa County records, and being more particularly described as follows:

Commencing at the Mesa County survey marker for the North one-sixteenth corner of said Section 35;
Thence along the North line of said SW1/4 NW1/4, N89°23'57"E, a distance of 500.00 feet to the Northeast corner of said parcel described in Book 1868 at Page 663, the POINT OF BEGINNING;
Thence continuing along the North line of said SW1/4 NW1/4, N89°23'57"E, a distance of 812.43 feet to its intersection with the extension of a fence line;
Thence generally along said fence line, S00°32'41"E, a distance of 656.59 feet;
Thence N89°23'57"E, a distance of 2.58 feet to the C-S-NW 1/64 Corner of said Section 35;
Thence along the East line of said SW1/4 NW1/4, S00°32'41"E, a distance of 254.73 feet to the Northerly right-of-way line of Interstate 70;
Thence along said right-of-way line, N85°13'08"W, a distance of 254.73 feet;
Thence along said right-of-way line N89°05'08"W, a distance of 980.00 feet;
Thence along said right-of-way line N05°04'34"W, a distance of 377.35 feet to the Southerly line of said parcel described in Book 1868 at Page 663;
Thence along said Southerly line, N47°02'03"E, a distance of 606.70 feet to the Point of Beginning.
Containing 21.002 Acres, more or less.

That said owner has caused the said real property to be laid out and surveyed PARTRIDGE FARMS SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

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

All streets and rights-of-way to the County of Mesa for the use of the public forever.

All Multi-Purpose Easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

Private Irrigation easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

Sanitary sewer easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines.

All utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines

Irrigation Access easement to Grand Valley Water Users Association as a perpetual easement for access to the Grand Valley Project Lateral A-7 easement as shown hereon.

Tracts A, B, C, and D to the owners Homeowners Association of lots and tracts hereby platted for the purpose of common private open space; and for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; In addition, Tracts B and C to the Homeowners Association as perpetual easements for the installation, operation, maintenance, and repair of irrigation systems. In addition, Tract A to the County of Mesa as a utility easement.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 14 day of May, A.D., 1998.

David P. Fisher
Partridge Farms Development Company L.L.C.

State of Colorado)
County of Mesa)

This plat was acknowledged before me by David P. Fisher on this 14 day of May, A.D., 1998, for the aforementioned purposes.

Notary Public
My Commission expires: 7-16-2001
My address is: P.O. Box 220
Gr. Jct., Co 81502

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 12:39 o'clock P.M., this 5th day of 1849453 1998, and is duly recorded in Plat Book No. 16, Page 180+181 as Reception No. 1849453 Drawer No. FF 84

Monika Tood
Clerk and Recorder of Mesa County
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE:

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this 18th day of MAY, A.D., 1998.

PLANNING COMMISSION
MESA COUNTY, COLORADO

By: [Signature] Attest: [Signature] Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 3rd day of June, A.D., 1998.

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY, COLORADO

By: James R. Baughman Attest: [Signature] Clerk of Record

CONSENT OF MORTGAGEE

The following parties, having security interest in the subject property, do hereby ratify and confirm the filing of this plat.

David P. Fisher Monna D. Fisher

State of Colorado)
County of Mesa)

This plat was acknowledged before me by David P. Fisher and Monna D. Fisher on this 14 day of May, A.D., 1998, for the aforementioned purposes.

Notary Public
[Signature]

My Commission expires: 7-16-2001
My address is: P.O. Box 220
Gr. Jct., Co 81502

DECLARATION OF COVENANTS

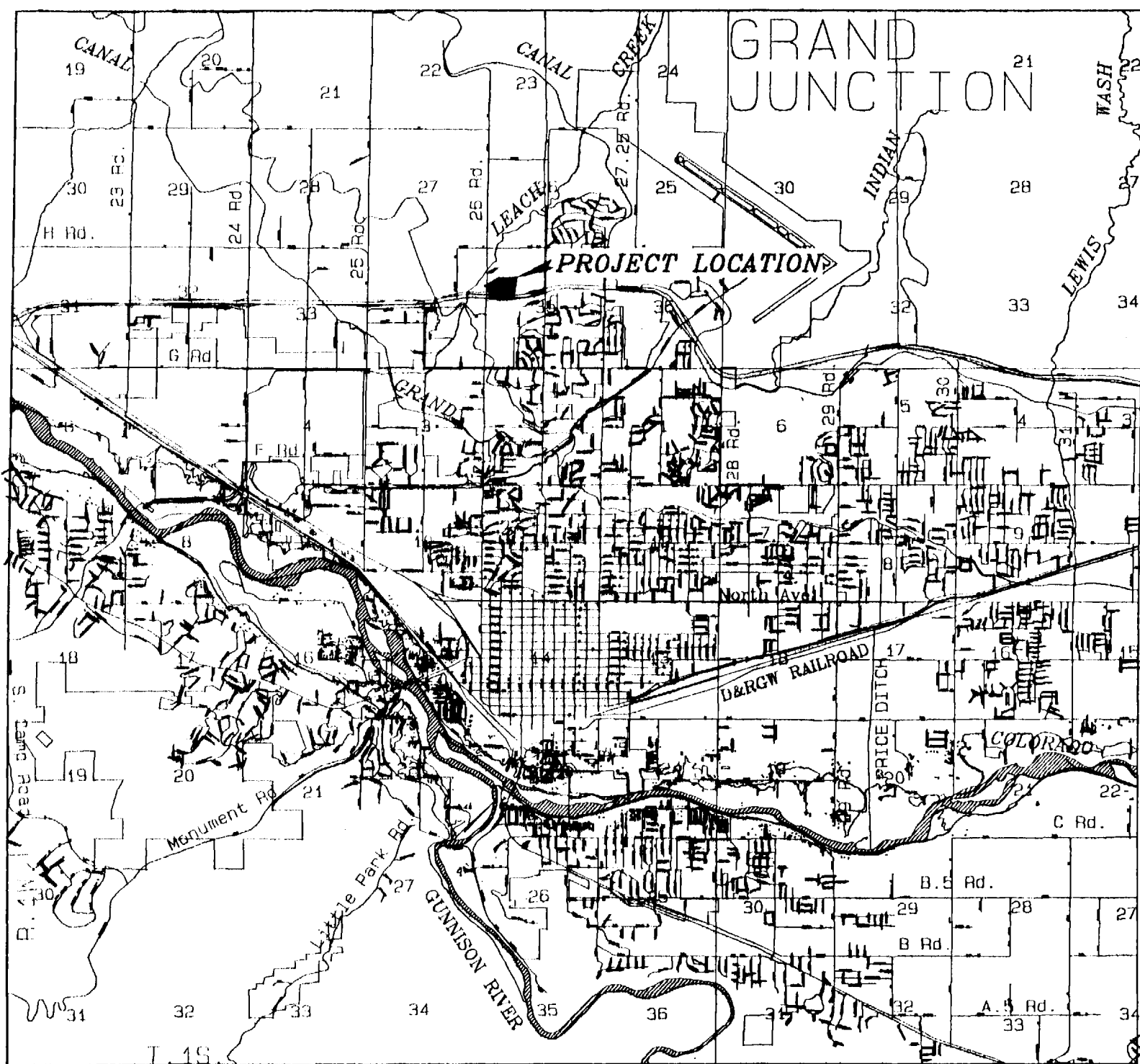
This property is subject to covenants, conditions, and restrictions contained in an instrument recorded in Book 2440 at Page 170 of the Mesa County records.

SURVEYOR'S STATEMENT:

I hereby state that this survey and plat of PARTRIDGE FARMS SUBDIVISION were prepared by me or under my direct responsibility, supervision, and checking that, in my professional opinion, they are true and correct to the best of my knowledge, belief, and information based on the standard of a Professional Land Surveyor practicing in the State of Colorado.

Dennis J. Bellhorn
Dennis J. Bellhorn
18478
Date: May 12, 1998

VICINITY MAP
NOT TO SCALE



LAND USE SUMMARY

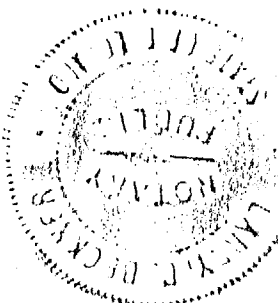
LOTS	12.905 ACRES	61.2%
OPEN SPACE	6.744 ACRES	32.4%
STREETS	1.342 ACRES	6.4%
TOTAL	20.991 ACRES	100.0%

PARTRIDGE FARMS SUBDIVISION
PARTRIDGE FARMS
DEVELOPMENT COMPANY L.L.C.

SECTION: SW1/4 NW1/4 S.35 TOWNSHIP: 1 North RANGE: 1 West MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed by: DRS Checked by: KST Job No. 0293-001
Date: May 12, 1998 Sheet 1 of 2



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 the certification shown hereon.

PARTRIDGE FARMS SUBDIVISION

NOTE: This property has been platted in accordance with the description contained in a decree quieting title in the District Court, Mesa County, Case No. 97 VC 395, dated July 29, 1997.

CHRIS A. & SUSAN M. CAMERON
BOOK 1754 PAGE 740

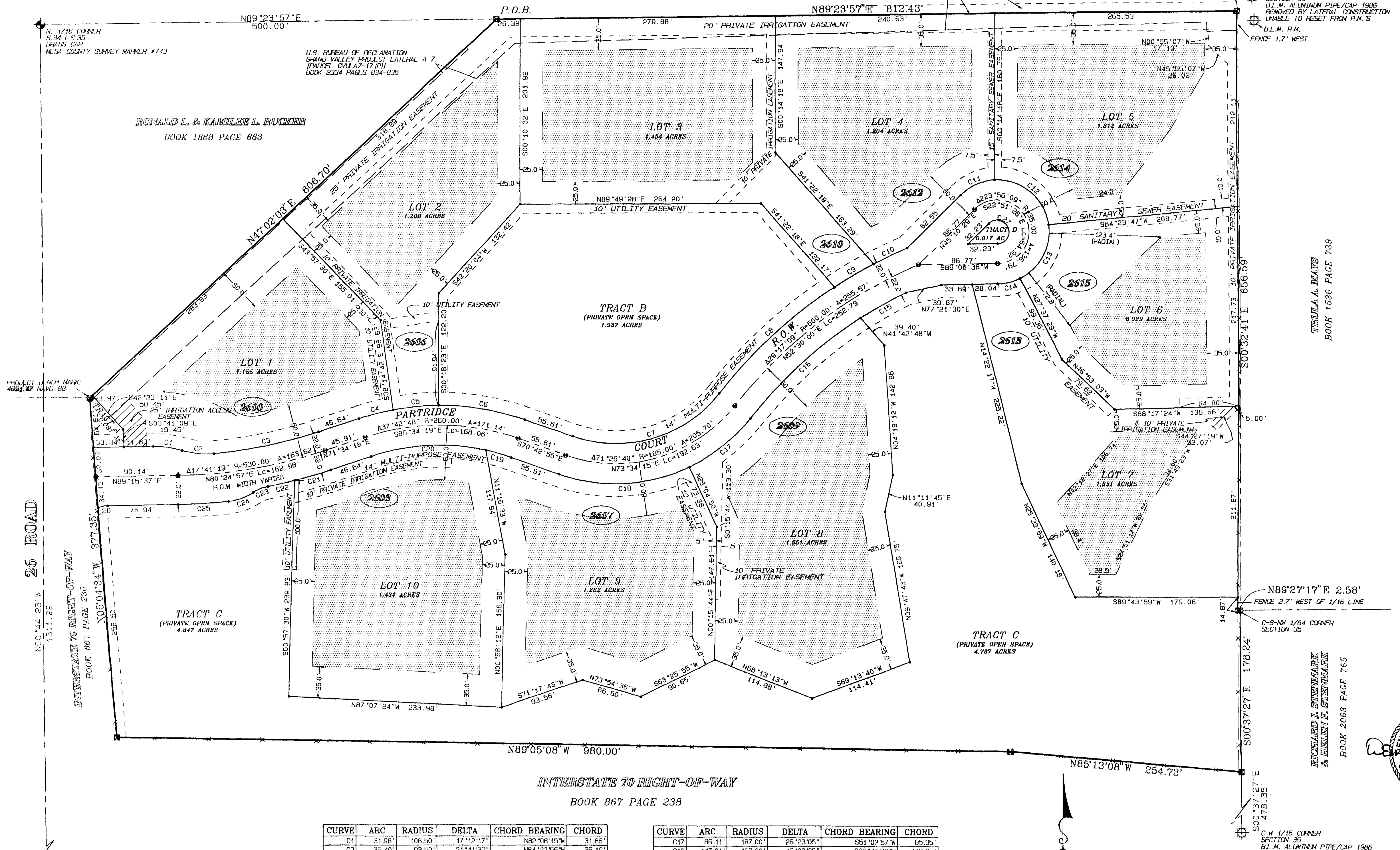
CARY L. & PAMELA J. BAZZINSKI
BOOK 2170 PAGE 173

THOMAS F. & LYNN C. BOLGER
BOOK 1785 PAGE 570

U.S. BUREAU OF RECLAMATION
GRAND VALLEY PROJECT LATERAL A-7
(PARCEL GVLA-17 (5))
BOOK 2334 PAGES 834-835

10' PSCD UTILITY EASEMENT
APPARENTLY ADJAINS N. LINE SW/4 NW/4
BOOK 1053 PAGE 404

B.L.M. R.M.
NW 1/16 CORNER
SECTION 35
BL.M. ALUMINUM PIPE/CAP 1986
REMOVED BY LATERAL CONSTRUCTION
UNABLE TO RESET FROM R.M.'S
B.L.M. R.M.
FENCE 1.7' WEST

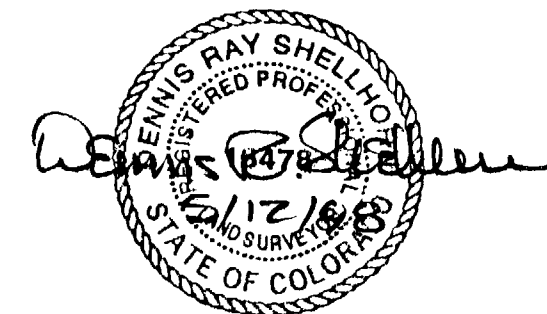
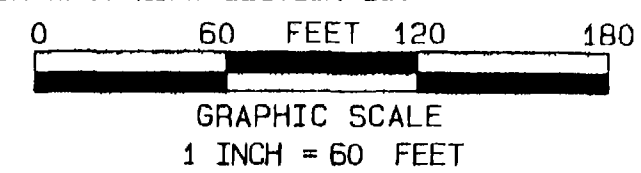


CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.98'	106.50'	17°42'17"	N82°08'15"W	31.86'
C2	35.40'	93.50'	21°41'39"	N84°22'56"W	35.19'
C3	117.03'	508.00'	13°11'57"	S78°10'16"W	116.77'
C4	38.49'	282.00'	07°48'16"	S75°28'54"W	38.46'
C5	50.40'	282.00'	10°44'21"	S84°30'44"W	50.33'
C6	96.73'	282.00'	19°38'11"	N80°32'30"W	96.26'
C7	178.27'	143.00'	71°25'40"	S73°34'15"W	166.95'
C8	172.09'	522.00'	18°31'21"	S47°18'06"W	171.31'
C9	49.75'	522.00'	05°27'36"	S89°28'35"W	49.73'
C10	40.66'	522.00'	04°27'46"	S64°26'16"W	40.65'
C11	42.02'	57.00'	42°14'28"	N66°17'43"E	41.08'
C12	84.09'	57.00'	84°31'30"	S50°19'18"E	76.67'
C13	71.11'	57.00'	71°29'02"	S27°40'58"W	66.59'
C14	25.55'	57.00'	25°41'09"	S76°16'04"W	25.34'
C15	56.94'	478.00'	06°49'30"	S60°48'03"W	56.91'
C16	162.94'	478.00'	19°31'53"	S47°37'22"W	162.16'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C17	86.11'	187.00'	26°23'05"	S61°02'57"W	85.35'
C18	147.01'	187.00'	45°02'35"	S86°45'48"W	143.25'
C19	29.06'	238.00'	05°59'46"	S74°12'48"E	29.04'
C20	127.59'	238.00'	30°43'01"	N85°05'48"E	126.07'
C21	40.99'	562.00'	04°15'18"	S73°41'57"W	40.99'
C22	29.96'	562.00'	03°06'35"	S77°22'54"W	29.96'
C23	17.50'	43.50'	23°03'18"	N67°24'32"E	17.39'
C24	28.81'	169.50'	27°44'30"	N69°45'08"E	28.53'
C25	55.29'	562.00'	06°39'14"	N86°25'30"E	55.27'
C26	10.89'	28.50'	21°53'05"	N78°19'04"E	10.82'
C27	50.81'	13.00'	223°56'09"	S22°51'26"E	24.11'

- FOUND MESA COUNTY SURVEY MARKER
- FOUND B.L.M. 3-1/4" ALUMINUM MARKER
- SET #5 REBAR W/1-1/2" ALLOY CAP IN CONCRETE "THOMPSON-LANGFORD CORP. PLS 18478"
- BRASS DISK STREET CONTROL MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION

BASIS OF BEARINGS: N00°44'23"W (ASSUMED)
BETWEEN MCSM'S AT 1/4 AND N1/16 CORNERS
ON WEST LINE SECTION 35.



RICHARD J. STEINMARK
& HELEEN R. STEINMARK
BOOK 2063 PAGE 765

PARTRIDGE FARMS SUBDIVISION

PARTRIDGE FARMS DEVELOPMENT COMPANY L.L.C.

SECTION: SW 1/4 NW 1/4 S.35 T.1N R.1E MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed by: DRG Checked by: KST Job No.: 0295-001
D:\0295\001\PLAT.prn Date: May 12, 1998 Sheet: 2 of 2

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