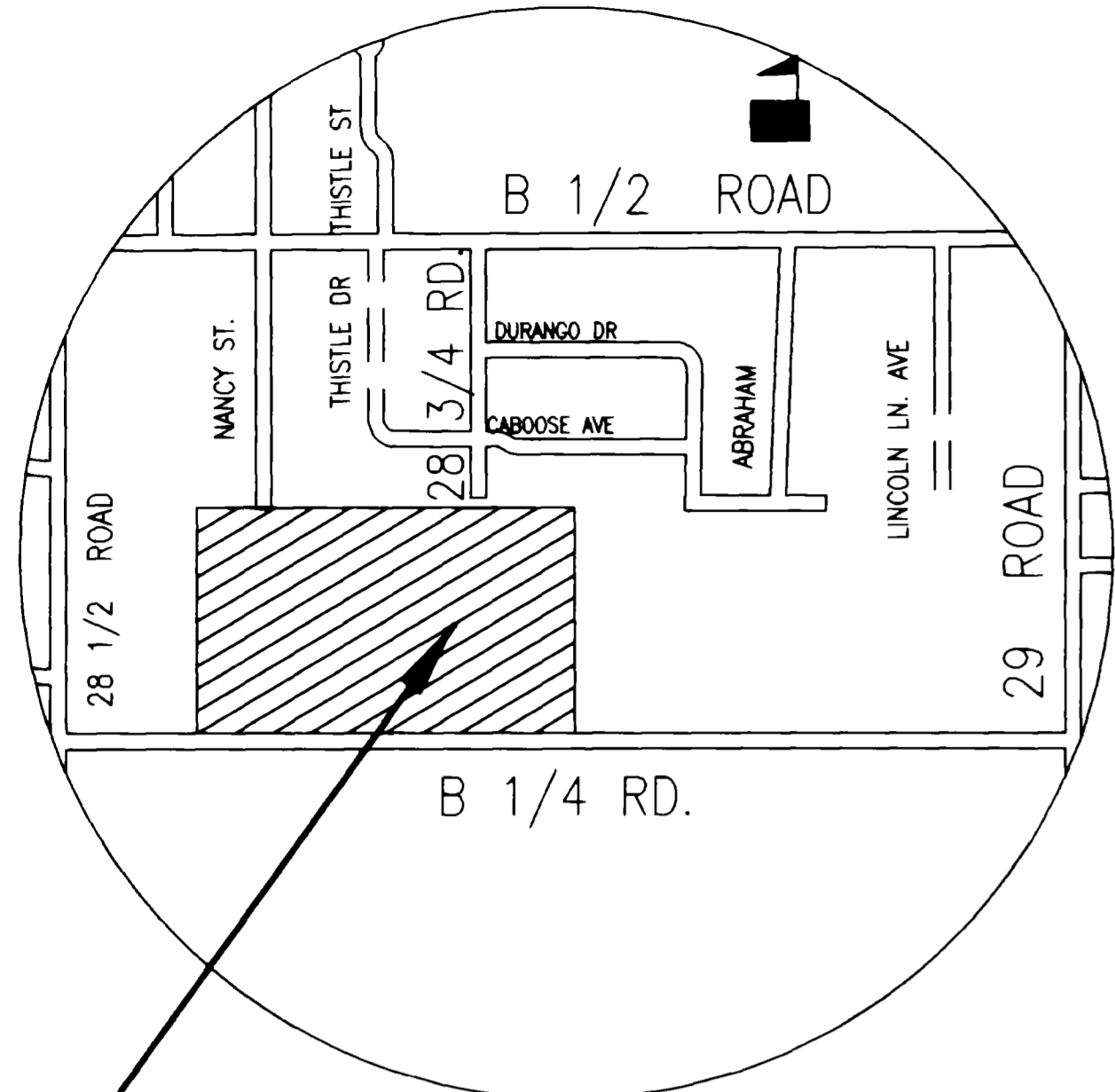


MERCER ESTATES FILING NO. ONE

A REPLAT OF LOT 22 AND THE EAST 330 FEET OF LOT 21 IN GRAND JUNCTION ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION



PROJECT SITE

LAND USE BREAKDOWN, FILING NO. ONE

TOTAL AREA:	14.64 ACRES	100%
TOTAL LOTS AREA:	2.05 ACRES	14.0%
STREET/ROAD (R.O.W.):	0.57 ACRES	3.9%
OUTLOT A AREA: (IRRIGATION PUMP AREA)	0.10 ACRES	0.7%
OUTLOT B AREA: (DRAINAGE DETENTION SITE)	0.56 ACRES	3.8%
BLOCK 4 AREA:	4.88 ACRES	33.3%
BLOCK 5 AREA:	6.48 ACRES	44.3%

SETBACKS

FRONT 28 FEET FROM EDGE R.O.W.
 SIDE 15 FEET
 REAR 25 FEET

CURRENT ZONING

R2

GENERAL NOTES

1. BASIS OF BEARING IS DERIVED FROM "THISTLE DRIVE SUBDIVISION", WHICH PLACES A VALUE OF N 00°00'00" E ON THE WEST LINE OF THE SE 1/4 OF SECTION 30. THIS LINE IS CONTROLLED BY MESA COUNTY SURVEY MARKERS AT THE S.W. CORNER NW 1/4 SE 1/4 AND THE N.W. CORNER NW 1/4 SE 1/4 OF SAID SECTION.
- 2a. TITLE INFORMATION FROM MESA COUNTY REAL PROPERTY RECORDS AND FROM WESTERN COLORADO TITLE CO. ORDER NUMBER 94-11-92K, EFFECTIVE DATE 11-16-1994.
- 2b. DEEDS RECORDED IN BOOK 2445, PAGES 923,-924, DATED 5/29/98, RESOLVE BOUNDARY CONFLICT ALONG NORTHERLY SUBDIVISION LINE.
3. ELEVATIONS ARE BASED UPON 1929 NAVD.
4. SURFICIAL GEOLOGY INVESTIGATION FOR "MERCER ESTATES" GRAND JUNCTION, COLORADO, PREPARED BY LINCOLN DeVore, INC.

LEGEND

- ⊙ - MESA COUNTY SURVEY MARKER
- ⊙ - SET 5/8" REBAR WITH CAP IN CONC-L.S. 18469
- ⊙ - SET REBAR & CAP AT LOT CORNERS-L.S. 18469 (EXCEPT WITNESS CORNERS AS NOTED)
- - MONUMENT BY OTHERS, AS NOTED.
- ⊙ - ALUMINUM CAP - L.S. 16835
- - BLOCK CORNER 5/8" REBAR WITH CAP IN CONC-L.S. 18469

KNOW ALL MEN BY THESE PRESENTS:

FRANK R. MERCER TRUSTEE is the owner of a parcel of land being that tract of land described at Book 2116, Page 481 and also at Book 2445, Page 923, 924 Mesa County Records, situate in the SE1/4 of Section 30, T1S, R1E of the Ute Meridian, previously described as the East 330 feet of Lot 21 and all of Lot 22 of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, the perimeter of said tract being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the N.W. Corner of the NW1/4SE1/4 of said Section 30 from whence a Mesa County Survey Marker for the S.W. Corner of the NW1/4SE1/4 of said Section 30 bears S00°00'00"W 1315.21 feet; thence S26°14'27"E 732.79 feet to the N.E. Corner of land now or formerly owned by BLAIR and the point of beginning; thence N89°56'52"E 328.96 feet; thence N00°11'51"E 4.93 feet to the S.W. Corner of Thistle Drive Subdivision; thence N89°52'13"E 329.58 feet to the S.W. Corner of Rio Grande Subdivision; thence N89°52'13"E on the south line of Rio Grande Subdivision 330.77 feet; thence leaving said south line S00°13'03"E 5.82 feet to the N.E. Corner of said Lot 21; thence S00°13'03"E 646.21 feet to the S.E. Corner of said Lot 21; thence S89°53'56"W 989.78 feet to the east line of the land now or formerly owned by Morrow; thence N00°10'43"W 641.24 feet to the beginning.

That said owner has caused the said real property to be laid out and surveyed as MERCER ESTATES, Filing No. One, Mesa County, Colorado.

That said owner does hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, together with perpetual right of ingress and egress in the easements adjacent to said streets and roads for the purpose of maintenance and future construction; and hereby dedicate to the public utilities those portions of said real property which are labeled as utility and irrigation easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

That there are no lienholders of record

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D. 1998.

Frank R. Mercer
 FRANK R. MERCER TRUSTEE

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 3rd day of November A.D. 1998.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL _____
 Notary Public

Covenants, conditions and restrictions are recorded at Book 2505, Page 226-229.

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss
 I hereby certify that this instrument was filed in my office at 3:34 o'clock P.M., this 6th day of November A.D. 1998 and is duly recorded as Reception Number 1872643 in Plat Book 14, Page 305 through 306 inclusive. Drawer No. 6011

Monika Todd Clerk and Recorder *Shirley Howard* Deputy 20.00 / 1.00 Fees

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 5th day of November A.D. 1998, Board of County Commissioners of Mesa County, Colorado

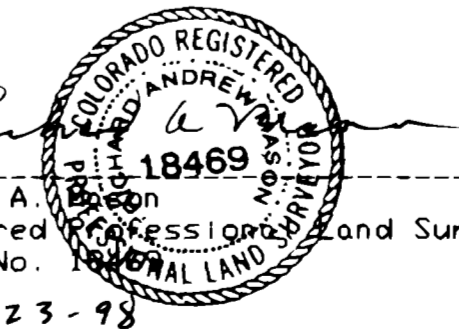
Kathryn A. Hall
 Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 11th day of November A.D. 1998, County Planning Commission of Mesa County, Colorado.

Thomas R. Butler
 Chairperson

SURVEYOR'S STATEMENT
 I, Richard A. Mason, do hereby certify that the accompanying plat of MERCER ESTATES, Filing No. One, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same

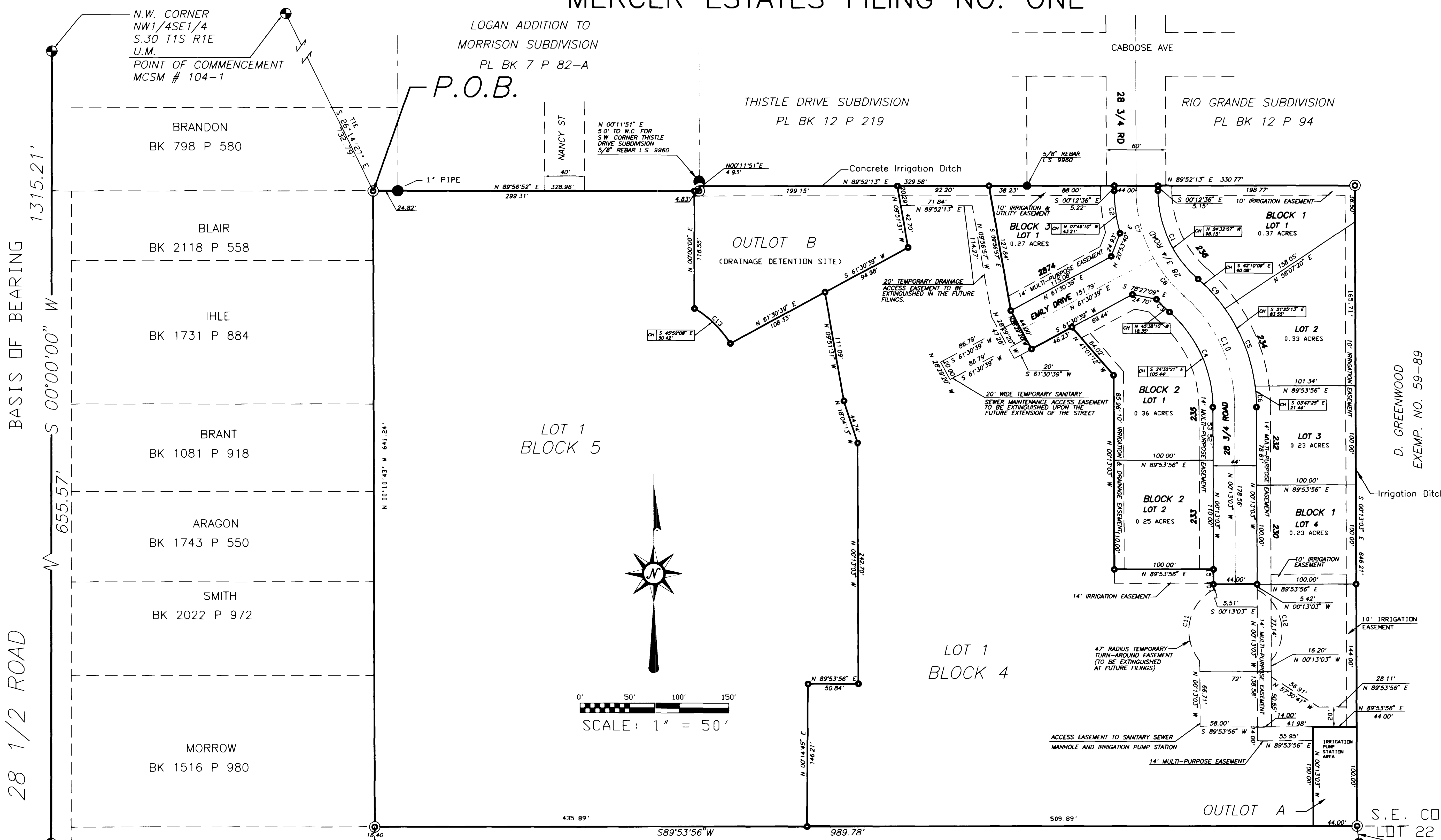
Richard A. Mason
 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. _____
 Date 10-23-98



	FILE: E:\K2LLC\K2PLAT.dwg		
	MERCER ESTATES FILING NO. ONE		
NW 1/4 SE 1/4, SEC. 30, T1S R1E, U.M. MESA COUNTY, COLORADO			
Designed TAB	Checked RAM	Sheet 1	
Drawn TAB	Date 11/21/98	REV 10/22/98	DF 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.

MERCER ESTATES FILING NO. ONE



N.W. CORNER NW1/4SE1/4 S.30 T1S R1E U.M. POINT OF COMMENCEMENT MCSM # 104-1

LOGAN ADDITION TO MORRISON SUBDIVISION PL BK 7 P 82-A

P.O.B.

BRANDON BK 798 P 580

BLAIR BK 2118 P 558

IHLE BK 1731 P 884

BRANT BK 1081 P 918

ARAGON BK 1743 P 550

SMITH BK 2022 P 972

MORROW BK 1516 P 980

28 1/2 ROAD

BASIS OF BEARING S 00°00'00" W

1315.21'

655.57'

N 00°10'43" W 641.24'

435.89'

589°53'56" W

989.78'

509.89'

1317.91'

S.W. Cor. NW1/4SE1/4 Sec. 30 T1S R1E U.M. MCSM # 1554

EXISTING OPEN DRAIN DITCH (ORCHARD MESA IRRIGATION DISTRICT)

B 1/4 ROAD

S.E. Cor. NW1/4SE1/4 Sec. 30 T1S R1E U.M. BM ELEV= 4668.79

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
CC1	119.14'	101.16'	98.15'	N 24°32'07" W	48°39'03"	53.86'
CC2	163.14'	43.33'	43.21'	N 07°49'10" W	15°13'07"	21.79'
CC3	163.14'	18.36'	18.35'	N 45°38'10" W	06°26'58"	9.19'
CC4	128.00'	108.67'	105.44'	S 24°32'21" E	48°38'36"	57.85'
CC5	172.00'	84.40'	83.55'	S 21°25'13" E	28°06'52"	43.07'
CC6	172.00'	21.45'	21.44'	S 03°47'25" E	07°08'44"	10.74'
CC7	141.14'	71.03'	70.28'	N 14°37'35" W	28°49'58"	36.29'
CC8	141.14'	48.82'	48.58'	N 38°57'06" W	19°49'05"	24.66'
CC9	172.00'	40.18'	40.08'	S 42°10'09" E	13°23'00"	20.18'
CC10	150.00'	127.35'	123.56'	S 24°32'21" E	48°38'36"	67.80'
CC11	47.00'	83.75'	73.10'	N 10°49'25" E	102°05'52"	58.14'
CC12	47.00'	83.75'	73.10'	S 11°15'31" E	102°05'52"	58.14'
CC13	102.00'	50.95'	50.42'	S 45°52'08" E	28°37'02"	26.02'

SURVEYOR'S STATEMENT
 I, Richard A. Mason, do hereby certify that the accompanying plat of MERCER ESTATES, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason
 Registered Professional Surveyor
 P.L.S. No. 18469
 10-23-98
 Date

- LEGEND**
- - MESA COUNTY SURVEY MARKER
 - ⊙ - SET 5/8" REBAR WITH CAP IN CONC.-L.S. 18469
 - ⊥ - LOT CORNER MONUMENTS MUST BE SET PRIOR TO SALE OF ANY LOTS.
 - - MONUMENT BY OTHERS, AS NOTED
 - ⊙ - ALUMINUM CAP - L.S. 16835
 - - BLOCK CORNER 5/8" REBAR WITH CAP IN CONC.-L.S. 18469

ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

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MERCER ESTATES FILING NO. ONE

NW 1/4 SE 1/4, SEC. 30, T1S R1E, U.M.
 MESA COUNTY, COLORADO

Designed	TAB	Checked	RAM	Sheet	2
Drawn	TAB	Date	2/6/96	RV.10/22/98	DF 2