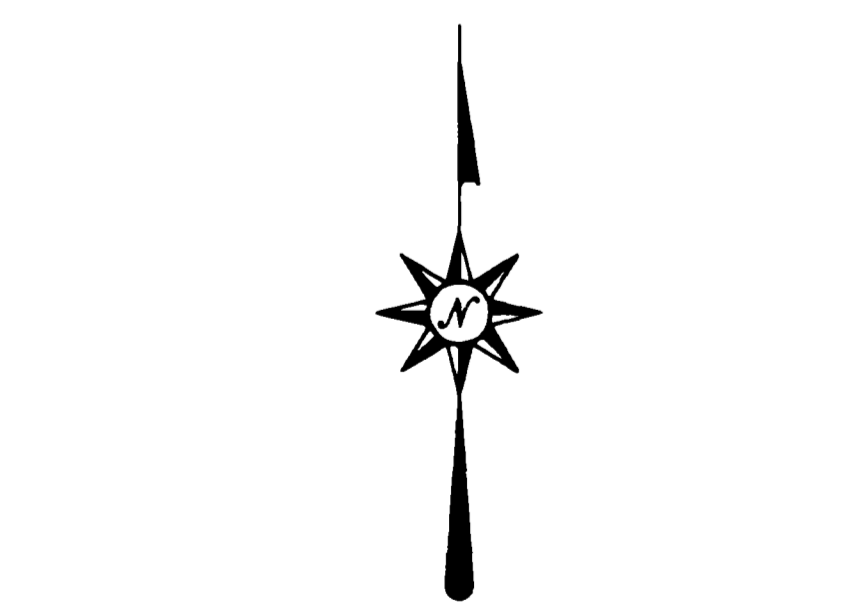
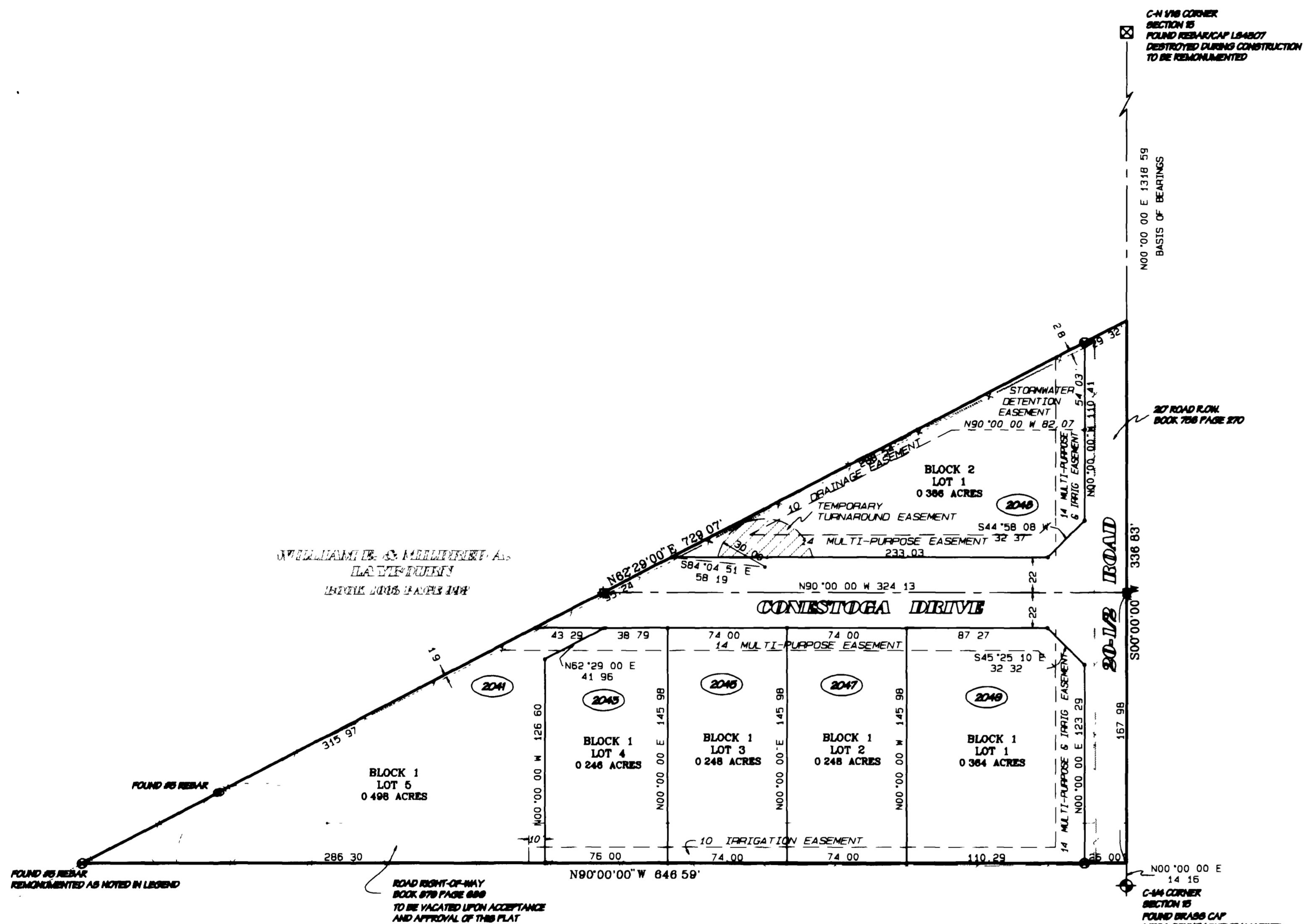


# THE HOMESTEAD

SITUATED IN THE SE1/4 NW1/4 OF SECTION 15, T.11S., R.101W., 6th P.M.  
MESA COUNTY, COLORADO



- FOUND COUNTY SURVEY MARKER
- FOUND LOCAL SURVEY MARKER AS NOTED
- ⊕ SET IR REBAR/CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 18478"
- ⊕ BRASS DISK STREET MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- x — FENCE LINE

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.

**2048** STREET ADDRESS (TYP.)

**BASES OF BEARINGS STATEMENT:** BEARINGS BASED ON THE ASSUMPTION THAT THE LINE BETWEEN THE MESA COUNTY SURVEY MARKER AT THE CENTER 1/4 CORNER AND THE REBAR/CAP AT THE C-N 1/4 CORNER OF SECTION 15 BEARS N00°00'00"

**FOR MATTERS AFFECTING TITLE TO THIS PROPERTY REFER TO TITLE COMMITMENT PREPARED BY MERIDIAN LAND TITLE, L.L.C., FILE NO. 305682, DATED MARCH 26, 1999.**

**DEED DESCRIPTIONS FOR THIS PROPERTY DO NOT EXCEPT 27 ROAD R.O.W. (BOOK 786 PAGE 270) FOR 20-1/2 ROAD. A FULL 20' DEDICATION FOR 20-1/2 ROAD IS MADE HEREON TO CLEAR TITLE.**

LAND USE SUMMARY		
LOTS	1 992 ACRES	79.8%
STREETS	0 508 ACRES	20.2%
<b>TOTAL</b>	<b>2 500 ACRES</b>	<b>100%</b>

### DEDICATION

**KNOW ALL MEN BY THESE PRESENTS**

That the undersigned, Fred B Schwartz and Winona B Schwartz are the owners of that real property in the County of Mesa, State of Colorado being situated in the Southeast one-quarter of the Northwest one-quarter of Section 15 Township 11 South, Range 101 West of the Sixth Principal Meridian described in Book 2442 at Page 37 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:

Beginning at a point on the East line of the SE1/4 NW1/4 of Section 15 T 11S, R 101W 6th P M whence the Center 1/4 corner of said Section 15 bears South 00°00'00" West, a distance of 14 16 feet.

Thence North 90°00'00" West a distance of 646 59 feet  
Thence North 62°29'00" East a distance of 729 07 feet  
Thence South 00°00'00" West, a distance of 336 83 feet,  
to the Point of Beginning

Containing 2 500 Acres more or less

That said owner has caused the said real property to be laid out and surveyed THE HOMESTEAD 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

Drainage easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground

Temporary turnaround easement to the owners (Homeowners Association) of the lots and tracts hereby platted as a temporary easement for the use by said lot or tract owner their guests and invitees and also for use by public services including but not limited to postal service trash collection fire law enforcement emergency vehicles and the County of Mesa This easement will be extinguished upon completion of the extension of Conestoga Drive on the adjoining property

Stormwater detention easement to the owners (Homeowners Association) of the lots and tracts hereby platted 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

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 1<sup>st</sup> day of January A D 1999

Fred B Schwartz Winona B Schwartz

State of Colorado )  
County of Mesa )  
This plat was acknowledged before me by Fred B Schwartz and Winona B Schwartz on this 1<sup>st</sup> day of January A D 1999 for the aforementioned purposes

Margaret M Lange  
Notary Public

My Commission expires 1-24-2007  
My address is  
P.O. Box 2117, Grand Junction, Co. 81502

State of Colorado )  
County of Mesa )  
This property is subject to covenants conditions and restrictions contained in an instrument recorded in Book 2532 at Page 230 of the Mesa County records

I hereby state that this survey and plat of THE HOMESTEAD were prepared under my direct responsibility and that in my professional opinion they conform to the best of my knowledge and belief to the standards of care of a Professional Land Surveyor practicing in the State of Colorado.

Dennis R. Stinson  
Notary Public

My Commission expires 1-24-2007  
My address is  
P.O. Box 2117, Grand Junction, Co. 81502

State of Colorado )  
County of Mesa )  
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Dennis R. Stinson  
Notary Public

My Commission expires 1-24-2007  
My address is  
P.O. Box 2117, Grand Junction, 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 1:09 o'clock P. M., this 26th day of January, 1999 and is duly recorded in Plat Book No. 16, Page 369, as Reception No. 1885485, Drawer No. GG-64

Fees 10" 1"  
Munika Todd  
Clerk and Recorder of Mesa County  
Olivia Herrera  
Deputy

**COUNTY PLANNING COMMISSION CERTIFICATE**

This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado on this 13th day of January A D 1999

PLANNING COMMISSION  
MESA COUNTY, COLORADO

By: [Signature]  
Chairman

Attest: \_\_\_\_\_  
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 25th day of January A D 1999

BOARD OF COUNTY COMMISSIONERS  
MESA COUNTY, COLORADO

By: [Signature]  
Chairman

Attest: \_\_\_\_\_  
Clerk of Record

**CONSENT OF MORTGAGEE**

The Bank of Colorado, having security interest in the subject property does hereby ratify and confirm the filing of this plat

[Signature]  
for the Bank of Colorado

State of Colorado )  
County of Mesa )  
This plat was acknowledged before me by Bradley D. Kruehl on this 6th day of January A D 1999 for the aforementioned purposes

[Signature]  
Notary Public

My Commission expires MY COMMISSION EXPIRES 6/20/04  
My address is  
2403 E. Road Grand Junction CO 81504

**DECLARATION OF COVENANTS**

This property is subject to covenants conditions and restrictions contained in an instrument recorded in Book 2532 at Page 230 of the Mesa County records

I hereby state that this survey and plat of THE HOMESTEAD were prepared under my direct responsibility and that in my professional opinion they conform to the best of my knowledge and belief to the standards of care of a Professional Land Surveyor practicing in the State of Colorado.

Dennis R. Stinson  
Notary Public

My Commission expires 1-24-2007  
My address is  
P.O. Box 2117, Grand Junction, Co. 81502

**SURVEYOR'S STATEMENT**

I hereby state that this survey and plat of THE HOMESTEAD were prepared under my direct responsibility and that in my professional opinion they conform to the best of my knowledge and belief to the standards of care of a Professional Land Surveyor practicing in the State of Colorado.

Dennis R. Stinson  
Notary Public

My Commission expires 1-24-2007  
My address is  
P.O. Box 2117, Grand Junction, Co. 81502

**THE HOMESTEAD**

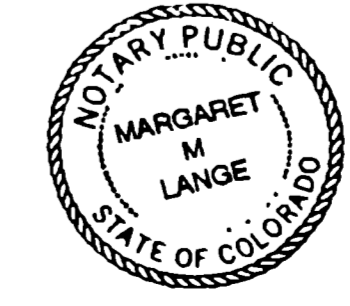
FRED B. & WINONA B. SCHWARTZ

SECTION SE1/4 NW1/4 S 15 | T11S | R101W | MERIDIAN 6TH

**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 0370-001  
D:\0370\001\PLAT pro | Date Jan 4, 1999 | Sheet 1 of 1



MICHAEL D. PALERMO  
NOTARY PUBLIC  
STATE OF COLORADO