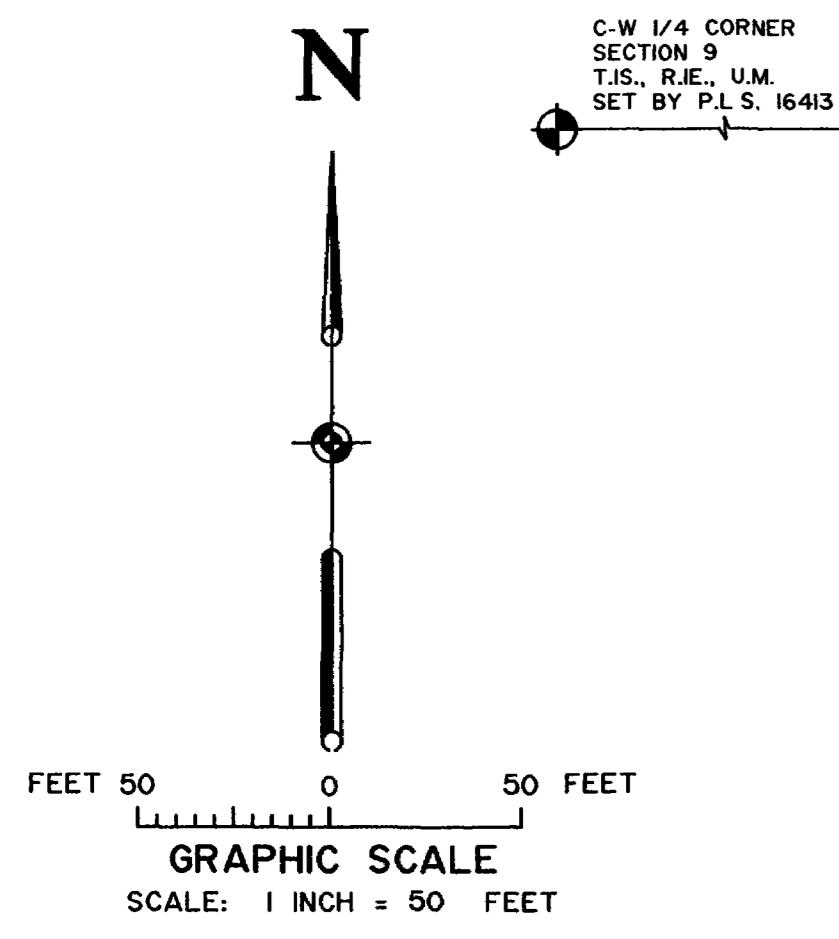


FAIR HAVEN SUBDIVISION
 LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, T.1S., R.1E., U.M.
 MESA COUNTY, COLORADO

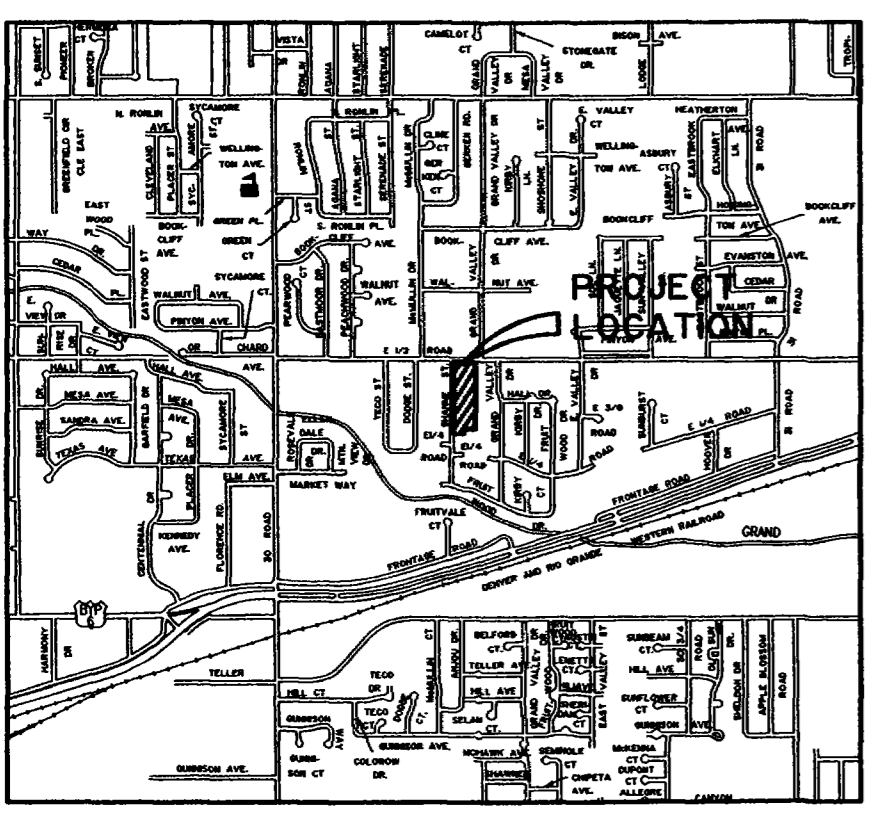


LEGEND

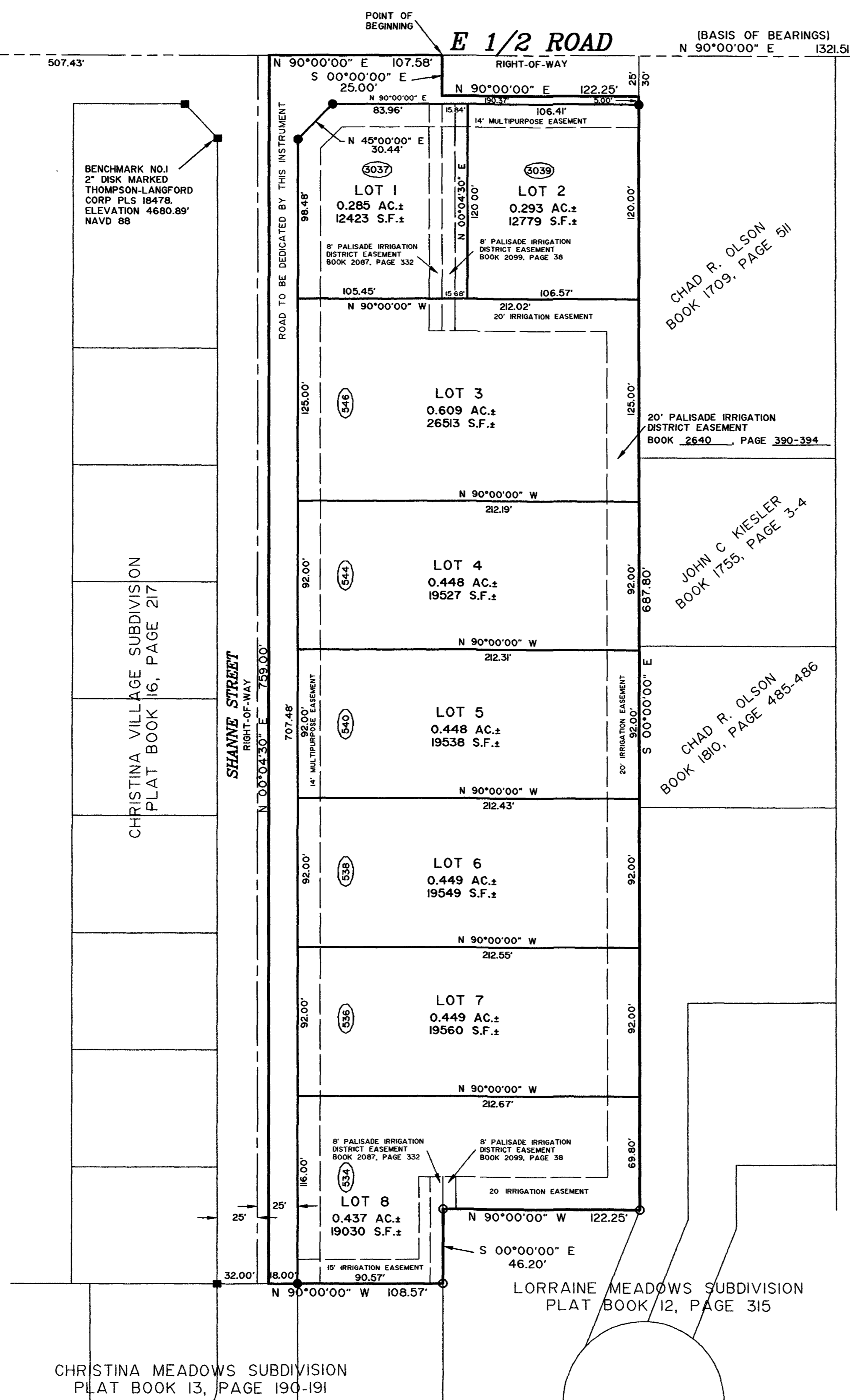
- SET THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE P.L.S. 19597
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP IN CONCRETE MARKED THOMPSON-LANGFORD CORP. PLS 18478
- FOUND THIS SURVEY, BARE 5/8" REBAR (TO BE SET IN CONCRETE)
- ⊕ FOUND THIS SURVEY, MONUMENT AS DESCRIBED
- A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL CORNERS TO COMPLY WITH CRS-38-51-105(3A)
- (165) STREET ADDRESS

LAND USE SUMMARY

LOTS	3.418 AC.±	89.6%
ROADS	0.395 AC.±	10.4%
TOTAL	3.813 AC.±	100%



VICINITY MAP



- NOTES:**
- 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.
 - EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORD
 - BASIS OF BEARINGS: THE LINE BETWEEN THE C-W 1/4 CORNER AND C 1/4 CORNER, BOTH OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN HAVING A BEARING OF N 90°00'00" E, AS RECORDED IN BOOK 1757, PAGE 133 AND BOOK 1589, PAGE 984 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. MONUMENTS ON THIS LINE ARE INDICATED AS SHOWN ON THIS PLAT.
 - BASIS OF BENCHMARKS: NE CORNER LOT 1, CHRISTINA VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 217 IN THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER. ELEVATION = 4680.89 FEET, NAVD 88.
 - COVENANTS, CONDITIONS AND RESTRICTIONS MAY BE FOUND IN THE MESA COUNTY REAL RECORDS AT BOOK 7246, PAGES 121-124

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Dale L. Dean being the sole owner of the property described in the instrument recorded in Book 1757, at Page 133 and that Raymond L. Nidiffer and M. June Nidiffer and Frank E. Brown and Lola A. Brown being the sole owners of the property described in the instrument recorded in Book 1589, at Page 984 in the records of the office at the Mesa County Clerk and Recorder, does hereby plat a portion of said real property under the name and style of Fair Haven Subdivision, County of Mesa, State of Colorado, in accordance with the plat shown hereon.

DESCRIPTION OF FAIR HAVEN SUBDIVISION

A tract of land located in the NE 1/4 of the SW 1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

- Thence S 00° 00' 00" E, 25.00 feet;
- Thence N 90° 00' 00" E, 122.25 feet;
- Thence S 00° 00' 00" E, 687.80 feet;
- Thence N 90° 00' 00" W, 122.25 feet;
- Thence S 00° 00' 00" E, 46.20 feet;
- Thence N 90° 00' 00" W, 108.57 feet;
- Thence N 00° 04' 30" E, 759.00 feet;
- Thence N 90° 00' 00" E, 107.58 feet to the point of beginning.

Fair Haven Subdivision as described above contains 3.813 acres more or less.

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;
- 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.
- All Irrigation Easements to the Palisade Irrigation District and the owners (Property/Homeowners Association) of the lots hereby platted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems;

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.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon.

IN WITNESS WHEREOF, I hereunto affix my hand this 11 day of September, 1999.

Dale L. Dean
 Dale L. Dean

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
 County of Mesa) ss
 On this 11 day of Sept, 1999, before me the undersigned officer, personally appeared Dale L. Dean and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2/14/2001
Karol L. Ramstetter
 Notary Public

IN WITNESS WHEREOF, I hereunto affix my hand this 11 day of September, 1999.

Raymond L. Nidiffer by Lola A. Brown
 Raymond L. Nidiffer Power of Attorney

IN WITNESS WHEREOF, I hereunto affix my hand this 11 day of September, 1999.

M. June Nidiffer by Lola A. Brown
 M. June Nidiffer Power of Attorney

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
 County of Mesa) ss
 On this 11 day of Sept, 1999, before me the undersigned officer, personally appeared Raymond L. Nidiffer and M. June Nidiffer and acknowledged that they executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2/14/2001
Karol L. Ramstetter
 Notary Public

IN WITNESS WHEREOF, I hereunto affix my hand this 11 day of September, 1999.

Frank E. Brown
 Frank E. Brown

IN WITNESS WHEREOF, I hereunto affix my hand this 11 day of September, 1999.

Lola A. Brown
 Lola A. Brown

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
 County of Mesa) ss
 On this 11 day of Sept, 1999, before me the undersigned officer, personally appeared Frank E. Brown and Lola A. Brown and acknowledged that they executed the foregoing Certificate of Ownership for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2/14/2001
Karol L. Ramstetter
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa) ss
 I hereby certify that this instrument was filed in the County Clerk and Recorder of Mesa County at 3:09 o'clock P.M. on this 28th day of October, A.D., 1999 and was duly recorded in Plat Book 17, Page 198.
 Reception Number 1925783
 Drawer HH 62, Fee \$ 10⁰⁰
Monika Todd
 Mesa County Clerk and Recorder
Rebecca M. Elroy
 Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 18th day of October, A.D., 1999, by the Board of County Commissioners of the County of Mesa, State of Colorado.
Kathryn Hall
 Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of October, A.D., 1999, by the County Planning Commission of the County of Mesa, State of Colorado.
Thomas R. Benton
 Chairperson

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Fair Haven Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable Mesa County and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 8 day of September, A.D., 1999.

Dean E. Ficklin
 Dean E. Ficklin
 P.L.S., 19597

FAIR HAVEN SUBDIVISION
 NE 1/4 OF THE SW 1/4 OF SECTION 9, T.1S., R.1E., U.M.
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	8369-03	9-8-99	1 of 1