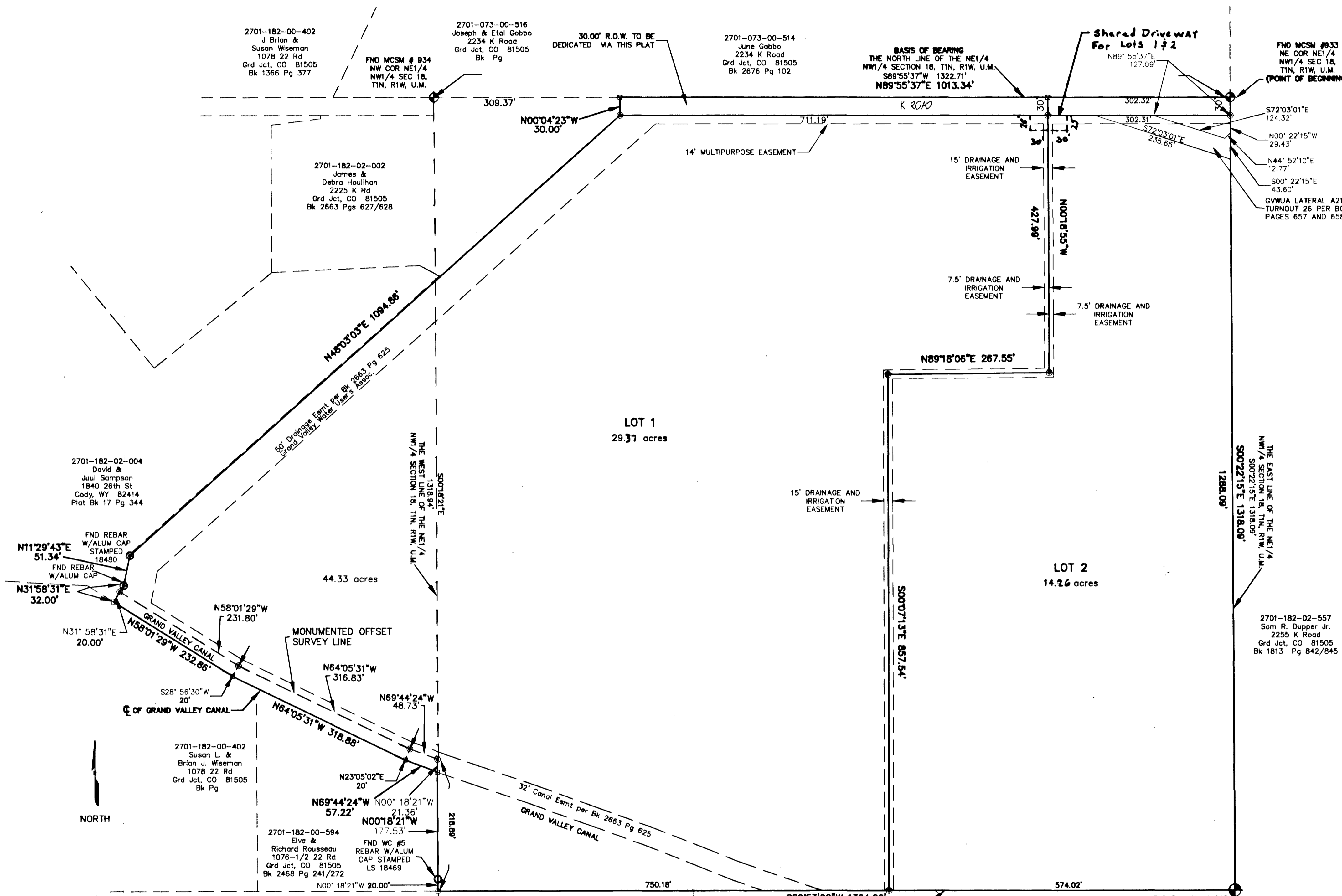


EATON SUBDIVISION

A PART OF THE NE1/4 NW1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE EATON FAMILY TRUST IS THE OWNER OF RECORD OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 2692 AT PAGE 898 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE, MESA COUNTY, COLORADO. SAID PARCEL BEING A PART OF THE NE1/4 NW1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING NORTH OF THE GRAND VALLEY CANAL, MESA COUNTY, COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED WITHIN THE NORTH 1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO, LYING NORTHERLY OF THE GRAND VALLEY CANAL. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

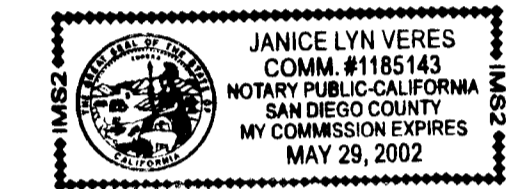
BEGINNING AT THE NE CORNER NW1/4 OF SAID SECTION 18, WHENCE THE NORTH LINE OF THE NE1/4 NW1/4 OF SAID SECTION 18 BEARS S89°55'37"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S00°22'15"E ALONG THE EAST LINE OF THE NE1/4 NW1/4 OF SAID SECTION 18, A DISTANCE OF 1318.09 FEET TO THE SE CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 18; THENCE S89°53'22"W ALONG THE SOUTH LINE OF THE NE1/4 NW1/4 OF SAID SECTION 18, A DISTANCE OF 1324.20 FEET TO THE SW CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 18; THENCE N00°18'21"W ALONG THE WEST LINE OF THE NE1/4 NW1/4 OF SAID SECTION 18, A DISTANCE OF 197.53 FEET; THENCE N69°44'24"W, A DISTANCE OF 57.22 FEET; THENCE N64°05'31"W, A DISTANCE OF 318.88 FEET; THENCE N58°01'29"W, A DISTANCE OF 232.86 FEET; THENCE N31°58'31"E, A DISTANCE OF 32.00 FEET; THENCE N11°29'43"E, A DISTANCE OF 51.34 FEET; THENCE N48°03'03"E, A DISTANCE OF 1094.86 FEET; THENCE N00°04'23"W, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THE NE1/4 NW1/4 OF SAID SECTION 18; THENCE N89°55'37"E ALONG THE NORTH LINE OF THE NE1/4 NW1/4 OF SAID SECTION 18, A DISTANCE OF 1013.34 FEET TO THE POINT OF BEGINNING.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS EATON SUBDIVISION, A SUBDIVISION WITHIN THE COUNTY OF MESA, STATE OF COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. ALL IRRIGATION EASEMENTS TO THE OWNERS (PROPERTY/HOMEOWNERS ASSOCIATION) OF THE LOTS HEREBY PLATTED AS WELL AS FOR THE BENEFIT OF THE ADJOINING PROPERTY(IES) WHICH HAVE HISTORICALLY BEEN SERVED BY SAID IRRIGATION DITCH AND EASEMENTS. THE IRRIGATION EASEMENTS ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF PRIVATE IRRIGATION SYSTEMS. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH NON-EXCLUSIVE USERS RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE OF HISTORIC IRRIGATION AND DRAINAGE DITCHES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER TO ALLOW FOR FURTHER IMPROVEMENT OF LAND USE.

ALL EASEMENTS INCLUDE:
THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER AND THROUGH BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENT, THE RIGHT TO DREDGE, PROVIDED, HOWEVER, THAT THE BENEFICIARIES OF SAID EASEMENTS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF LOTS HEREBY PLATTED SHALL NOT BURDEN NOR OVERBURDEN SAID EASEMENTS BY ERECTION OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY PREVENT INGRESS AND EGRESS TO AND FROM THE EASEMENTS.

CHARLES EATON, TRUSTEE, EATON FAMILY TRUST

NOTARY PUBLIC CERTIFICATION
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES EATON, TRUSTEE, EATON FAMILY TRUST.

THIS 19 DAY OF September, A.D., 2001.

WITNESS MY HAND AND OFFICIAL SEAL JANICE LYN VERES NOTARY PUBLIC

MY COMMISSION EXPIRES: May 29, 2002

BOARD OF COUNTY COMMISSIONERS CERTIFICATION
APPROVED THIS 15th DAY OF February, A.D., 2001 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

Kathryn A Hall
CHAIRMAN

COUNTY CLERK AND RECORDER'S CERTIFICATION
STATE OF COLORADO) ss
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY AT

3:34 O'CLOCK P.M., ON February 21st A.D., 2001 AND WAS DULY RECORDED IN PLAT BOOK 18, PAGE 353,354

RECEPTION NUMBER 2042020 DRAWER 44-107, FEE \$20.00

Marika Todd DEPUTY
MESA COUNTY CLERK AND RECORDER

LIENHOLDER'S RATIFICATION OF PLAT
THE UNDERSIGNED HAVING PROPERTY INTEREST IN OR ENCUMBRANCES UPON PROPERTY INVOLVED, DO HEREBY RATIFY AND AFFIRM THE EATON SUBDIVISION.

SIGNED THE 30 DAY OF Oct, A.D., 2001

BY: D. Paul Sampson OF

NOTARY PUBLIC CERTIFICATION
STATE OF WYOMING) ss
COUNTY OF PARK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY D. Paul Sampson

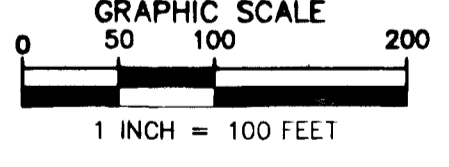
WITNESS MY HAND AND OFFICIAL SEAL MADAM CHRISTENSEN

MY COMMISSION EXPIRES: April 16, 2005



PREPARED FOR: CHARLIE EATON

- LEGEND**
- ⊕ DENOTES FOUND MCSM AS NOTED
 - DENOTES FOUND REBAR AS NOTED
 - DENOTES FOUND BLM MARKER AS NOTED
 - ⊙ DENOTES #5 REBAR STAMPED AES 24320 SET IN CONCRETE
 - DENOTES CALCULATED POSITION (NOTHING SET)



NOTES:

1. "PURSUANT TO C.R.S. 24-68-101 et seq., AND CHAPTER 1.10 OF THE 2000 MESA COUNTY LAND DEVELOPMENT CODE A SITE SPECIFIC DEVELOPMENT PLAN HAS BEEN APPROVED BY MESA COUNTY FOR THE EATON SUBDIVISION AND SHALL RESULT IN A VESTED RIGHT FOR A PERIOD OF 3 YEARS(S) FROM 11/01 (THE DATE OF THE PUBLISHED NOTICE)."

2. "RIGHT TO FARM ACT NOTICE: THIS DEVELOPMENT IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE PURSUANT TO C.R.S. 35-3.5-101 et seq."

3. "NEITHER OF THESE LOTS APPROVED HEREIN SHALL BE ELIGIBLE FOR RE-SUBDIVISION FOR A PERIOD OF 10 YEARS OR UNTIL SUCH TIME THAT THE LOTS ARE WITHIN ONE MILE OF URBAN GROWTH BOUNDARY."

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.

LOT SUMMARY

LOT 1 = 29.37 acres	66.25%
LOT 2 = 14.26 acres	32.17%
R.O.W. = 0.70 acres	1.58%
TOTAL = 44.33 acres	100%

BASIS OF BEARING:
ASSUME THE NORTH LINE OF THE NE1/4 NW1/4 SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N89°55'37"E.

SURVEYOR'S CERTIFICATION

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING MARCH 2001 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 31st DAY OF OCT., 2001

EATON SUBDIVISION

A PART OF THE NE1/4 NW1/4 OF SECTION 18,
T1N, R1W, U.M.
MESA COUNTY, COLORADO

WILLIAM S. MAURER
COLORADO REGISTERED SURVEYOR
P.L.S. 24320

Applied Earth Sciences, Inc.
PROFESSIONAL LAND SURVEYORS

734 Main Street
Grand Junction, CO 81501
Ph: (970) 248-3559
Fax: (970) 248-9069

DATE: 4/4/01	SURVEYED BY: JW	CHECKED BY: WSM
REVISION:	JOB NO.: 20076	SCALE: 1"=100' SHEET 1 OF 1