NE Corner Section 19 T1N, R1W, UM PRISCILLA'S WAY SUBDIVISION **DEDICATION** LOCATED IN THE That the undersigned Farm Development Services, Inc., is the owner of that real property described as all of the East Half of the Northwest Quarter of Section 19, Township 1 North, E1/2 NW1/4 SECTION 19, T1N, R1W, UTE MERIDIAN Range 1 West of the Ute Meridian lying North of the description line of the Grand Valley Irrigation Company's Mainline Canal, more particularly described as follows: (Warranty Deed Book NE1/4 NW1/4 Parcels A and B, Morrell Simple Land Division, recorded in Plat Book 17, Page 124 of the Mesa /T1N, R1W, UM MCSM 381-1 County records, further described as follows: S00°06'13"E 1320.44' \$00.01'59"W 1320.36' \$00.36' S00°06'13"E 595.59' COMMENCING at the Northwest corner of the NE1/4 NW1/4 of said Section 19, whence the Northeast corner of said NE1/4 NW1/4 of said Section 19 bears South 89 degrees 59 minutes 492.82 46 seconds East, a distance of 1305.87 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence South 00 degrees 38 minutes 23 seconds West, a distance of 30.00 feet to a point on the South right-of-way line of J Road, as described on the Plat of Morrell Simple Land Division, recorded in Plat Book 17, Page 124 of the Mesa County records and the POINT OF BEGINNING; thence, along said South right—of—way line, South 89 degrees 59 minutes 46 seconds East, a distance of 1306.20 feet, to a point at the 2.166 Acres 3.021 Acres 2.467 Acres Δ=45°00′57″ R=380.00′ L=298.56′ intersection of said South right-of-way line and the East line of said NE1/4 NW1/4; thence, 998 Δ=08°05'38" along the East line of said NE1/4 NW1/4, South 00 degrees 01 minutes 59 seconds West, a R=280.00' R=380.00' Ch=290.94' distance of 1290.37 feet to a point at the Southeast corner of the NE1/4 NW1/4 of said 500 00 14 **W** ~ 16.00' ~ S89°59'46"E 12.57' Ch=71.27' L=23.05 Ch=53.64' Section 19; thence, along the East line of the SE1/4 NW1/4 of said Section 19, South 00 S00°06'13"E Brg=S37*25'55"\ Ch = 23.05'R=500.00' Brg=S18*56'33"E Brg=S47'06'09"W degrees 06 minutes 13 seconds East, a distance of 595.58 feet, to a point on the description L=200.65' 336.62' Priscilla's R=350.00', L=324.43', Ch-210.43' Δ=53°05'48" line of the Grand Valley Irrigation Company's Mainline Canal, as shown in deed recorded at 500'00'14"W / 16.00' Brg=N11"29'34"W R=59.00' Book 80, Page 405, Mesa County records; thence, along said Canal description line the L=54.68' following seven (7) courses: (1) South 67 degrees 19 minutes 06 seconds West, a distance of Ch=52.74' Brg=S21°55'31",W 119.59 feet; (2) South 80 degrees 13 minutes 07 seconds West, a distance of 167.85 feet; (3) South 77 degrees 53 minutes 19 seconds West, a distance of 274.63 feet; (4) South 58 S00°00'14"W Description Line of 206.37 degrees 22 minutes 32 seconds West, a distance of 202.70 feet; (5) South 62 degrees 34 2.134 Acres VIC Exclusive Easement minutes 08 seconds West, a distance of 209.53 feet; (6) South 75 degrees 40 minutes 22 Book 80, Page 405 seconds West, a distance of 138.22 feet; (7) South 85 degrees 31 minutes 47 seconds West, 15' Irrigation and Δ=22°59'36" R=560.00' Ch=286.12' a distance of 285.87 feet, to a point on the West line of the SE1/4 NW1/4 of said Section Brg=S87°01'43"W S44"59'46"E 10.50' \$ 50423'47"W 439.74" 19; thence, along said West line of the SE1/4 NW1/4 of said Section 19, North 00 degrees 02 S44'59'46"E L=224.73° Δ=60°00'02' R=220.00' L=230.39' S00°06'13"E Ch=223.23' minutes 52 seconds East, a distance of 987.68 feet, to the Southwest corner of said NE1/4 489.86 NW1/4 of said Section 19; thence, along the West line of said NE1/4 NW1/4, North 00 degrees Ch=220.00' 38 minutes 23 seconds East, a distance of 1290.86 feet to the POINT OF BEGINNING. 2.245 Acres R=280.00'~L=91.00' 995 S00'00'14"W Said parcel containing an area of 63.408 Acres more or less, as described. Ch=90.60' Brg=S80'48'36"W That said owners have caused the said real property to be laid out and surveyed as 2.332 Acres S00'00'48"W PRISCILLA'S WAY SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said R=59.00' L=37.60' owners do hereby dedicate and set apart all of the streets and roads as shown on the 395.07 accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities 32.377 Acres Ch = 36.96'those portions of said real property which are labeled as multipurpose and utility easements on Brg=S33'47'33"W the accompanying plat as easements for the installation and maintenance of such utilities as -S00°06'13"E-5.365 Acres telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; Δ=17'30'38" R=59.00' L=18.03' 379.24' and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner. SAID owner hereby declares there are no lienholders to herein described real property. 2.730 Acres *WC−25*′ 💓 993 IN WITNESS WHEREOF, said owner, has caused their name to be hereunto subscribed this ______, A.D., 2002. 2.168 Acres By. Ward B. Studt II Pres 10' Utility Easement By This Plat Ward B. Studt, for Farm Development Services, Inc. O' Utility Easement By This Plat AREA SUMMARY = 61.582 Acres 97.12% WC-25' ♥7 2.159 Acres S00°06'13"E ROAD ROW = 1.826 Acres NOTARY PUBLIC CERTIFICATION 2.88% 175.71¹ S20*52'45"E 25.16 L=51.63° = 63.408 Acres 100.00% STATE OF COLORADO) ss Ch = 50.00'Δ=5008'26" Brg=N02*36'02"W COUNTY OF MESA R=59.00' L=51.63' The foregoing instrument was acknowledged before me by Ward B. Studt, for Farm Development Ch=50.00' 50 Foot Wide Brg=N52'44'28"W Services, Inc., this ______ day of Qonually A.D., 2002. 2.404 Acres GVIC Exclusive Easement -WC-25' ♥7 Witness my hand and official seal: S09"23"56"E" My Commission Expires 7-8-2003 75 Foot Wide BOARD OF COUNTY COMMISSIONERS CERTIFICATE GVIC Exclusive Easement Book 80, Page 405 Approved this 25th day of Jonuary, A.D., 2002, by the Board of County Commissioners of the County of Mesa, State of Colorado. Grand Valley Mainline Canal Fnd #5 Rebar _/PLS 20677 S0017'11"E 24.14 S07'24'32"W _ Set in Concrete N00'38'23"E 1290.86 N00°02'52"E 986.81 Fnd #5 Rebar Bent WC-25' -Remonumented PLS 17485 In Concrete NW Corner SW Corner SW Corner SE1/4 NW1/4 N00°02'52"E 1319.93' CLERK AND RECORDER'S CERTIFICATE NE1/4 NW1/4 NE1/4 NW1/4 Section 19 TIN, RIW. UM T1N, R1W, UM BLM Marker TIN, RIW, UM STATE OF COLORADO SS COUNTY OF MESA MCSM 380-1 I hereby certify that this instrument was filed in my office at $\frac{1:37}{0}$ o'clock $\frac{P}{1}$.M., NW Corner Section 19 TIN, RIW, UM MCSM MARCH 26, ____, A.D., 2002, and was duly recorded in Plat Book _/8_ **GENERAL NOTES:** Page No. 373 Reception No. 2047464 Drawer No. 41-119 Fees: 1000 Basis of bearings is the North line of the NE1/4 NW1/4 of Section 19 which bears SCALE: 1"=100' Monika Tosa Clerk and Recorder South 89 degrees 59 minutes 46 seconds East, a distance of 1305.87 feet, as established by GPS survey utilising MCGPS control system. Both monuments on this line are BLM or Mesa County Survey Markers, as shown on the accompanying Easement and title documents (schedules A&B) provided by Meridian Land Title **LEGEND** Title Commitment No. 43777, dated 3/8/2001 Note: Existing property corners which were recovered during this survey which were ALIQUOT SURVEY MARKER, AS NOTED within 0.25 feet± of the calculated position were accepted as being "in position". PRISCILLA'S WAY SUBDIVISION SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE The Declaration of Covenants and Restrictions are recorded in Book 3 • • 5 E1/2 NW1/4 SECTION 19 RECORD MEASUREMENT Page 648-665, Mesa County Records. T1N, R1W, UTE MERIDIAN SURVEYOR'S CERTIFICATION FOUND REBAR, AS NOTED NOTES REQUIRED BY COUNTY: MESA COUNTY, COLORADO 17485 I hereby certify that this plat of PRISCILLA'S WAY SUBDIVISION and the ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS, PRIOR Pursuant to C.LS. 24-68-101et seq., and Chapter 1.10 of the 2000 Mesa County survey thereof were completed under my direct supervision, and that both TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105 **LANDesign** Land Development Code, a site specific development plan has been approved by have been completed according to the standards of practice and the laws Mesa County for Priscilla's Way Subdivision and shall result in a vested right for a of the State of Colorado, and are correct to the best of my knowledge. ENGINEERS • SURVEYORS • PLANNERS period of 3 year(s) from November 9, 2001. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL 244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099 ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS PATRICK R. GREEN

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.

Certified this 16 day of JAN., 2002

COLORADO REGISTERED SURVEYOR PROJ. NO. 2001-34 SURVEYED DRAWN CHECKED SHEET OF

P.L.S. No. 17485

DATE: Jan, 2002 TLP/MCW RSK