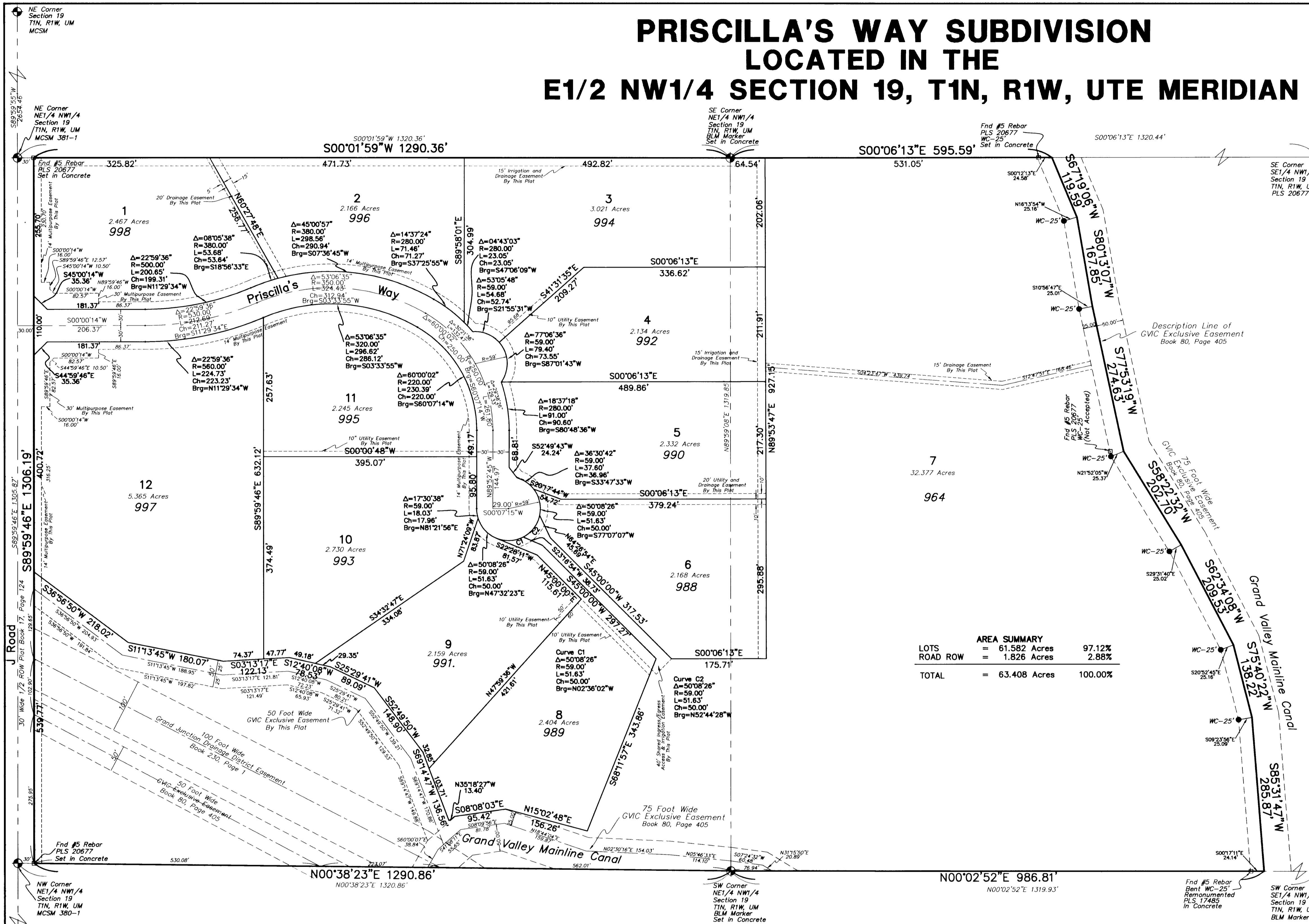


PRISCILLA'S WAY SUBDIVISION LOCATED IN THE E1/2 NW1/4 SECTION 19, T1N, R1W, UTE MERIDIAN



AREA SUMMARY		
LOTS	= 61.562 Acres	97.12%
ROAD ROW	= 1.826 Acres	2.88%
TOTAL	= 63.408 Acres	100.00%

DEDICATION

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, 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 2998, Page 174)

Parcels A and B, Morrell Simple Land Division, recorded in Plat Book 17, Page 124 of the Mesa County records, further described as follows:

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 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 intersection of said South right-of-way line and the East line of said NE1/4 NW1/4; thence, along the East line of said NE1/4 NW1/4, South 00 degrees 01 minutes 59 seconds West, a distance of 1290.37 feet to a point at the Southeast corner of the NE1/4 NW1/4 of said Section 19; thence, along the East line of the SE1/4 NW1/4 of said Section 19, South 00 degrees 06 minutes 13 seconds East, a distance of 595.58 feet, to a point on the description line of the Grand Valley Irrigation Company's Mainline Canal, as shown in deed recorded at Book 80, Page 405, Mesa County records; thence, along said Canal description line the following seven (7) courses: (1) South 67 degrees 19 minutes 06 seconds West, a distance of 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 degrees 22 minutes 32 seconds West, a distance of 209.53 feet; (5) South 62 degrees 34 minutes 08 seconds West, a distance of 138.22 feet; (6) South 75 degrees 40 minutes 22 seconds West, a distance of 285.87 feet, to a point on the West line of the SE1/4 NW1/4 of said Section 19; thence, along said West line of the SE1/4 NW1/4 of said Section 19, North 00 degrees 02 minutes 52 seconds East, a distance of 987.68 feet, to the Southwest corner of said NE1/4 NW1/4 of said Section 19; thence, along the West line of said NE1/4 NW1/4, North 00 degrees 38 minutes 23 seconds East, a distance of 1290.86 feet to the POINT OF BEGINNING.

Said parcel containing an area of 63.408 Acres more or less, as described.

That said owners have caused the said real property to be laid out and surveyed as PRISCILLA'S WAY SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as multipurpose and utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; 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.

IN WITNESS WHEREOF, said owner, has caused their name to be hereunto subscribed this 16 day of Jan, A.D., 2002.

By: Ward B. Studt III Pres
Ward B. Studt, for Farm Development Services, Inc.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Ward B. Studt, for Farm Development Services, Inc., this 16th day of January, A.D., 2002.

Witness my hand and official seal:

Kimberly D. Nelson
Notary Public

My Commission Expires 7-8-2003

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25th day of January, A.D., 2002, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman Kathryn N Hall

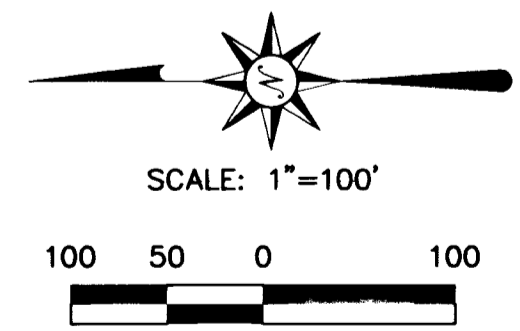
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:37 o'clock P. M., MARCH 26, A.D., 2002, and was duly recorded in Plat Book 18 Page No. 373 Reception No. 2047464. Drawer No. LL-119 Fees: 10⁰⁰

Monika Toas
Clerk and Recorder

By: Lucina DeGloay
Deputy



- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

GENERAL NOTES:

- Basis of bearings is the North line of the NE1/4 NW1/4 of Section 19 which bears South 89 degrees 59 minutes 46 seconds East, a distance of 1305.87 feet, as established by GPS survey utilizing MCGPS control system. Both monuments on this line are BLM or Mesa County Survey Markers, as shown on the accompanying plat.
- Easement and title documents (schedules A&B) provided by Meridian Land Title Title Commitment No. 43777, dated 3/8/2001
- Note: Existing property corners which were recovered during this survey which were within 0.25 feet± of the calculated position were accepted as being "in position".
- The Declaration of Covenants and Restrictions are recorded in Book 3000 Page 628-669, Mesa County Records.
- NOTES REQUIRED BY COUNTY:**
- Pursuant to C.L.S. 24-68-101et 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 Priscilla's Way Subdivision and shall result in a vested right for a period of 3 year(s) from November 9, 2001.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of PRISCILLA'S WAY SUBDIVISION and the survey thereof were completed under my direct supervision, 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 16 day of JAN, 2002

	PRISCILLA'S WAY SUBDIVISION	
	E1/2 NW1/4 SECTION 19 T1N, R1W, UTE MERIDIAN MESA COUNTY, COLORADO	
LANDesign		
ENGINEERS • SURVEYORS • PLANNERS		
244 NORTH 7th STREET GRAND JUNCTION, COLORADO 81501 (970) 245-4099		
PROJ. NO. 2001-34 SURVEYED DRAWN CHECKED SHEET OF		
DATE: Jan, 2002 TLP/MCW RSK PRG 1 1		

NOTE: 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.