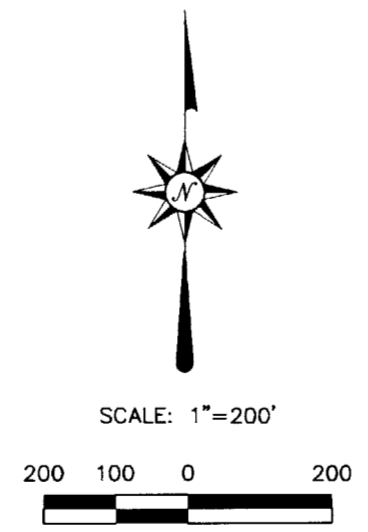
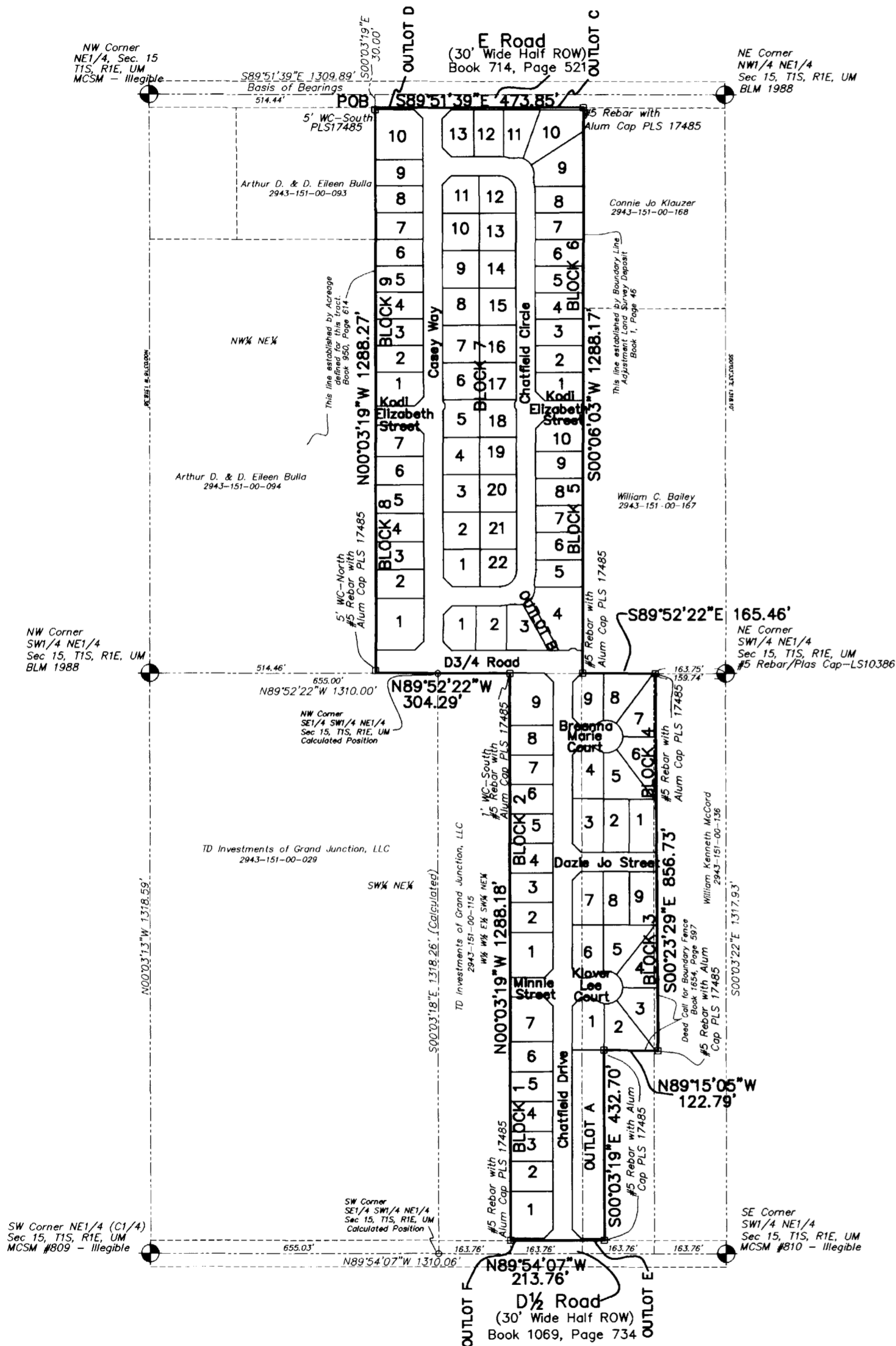


# CHATFIELD II SUBDIVISION

## LOCATED IN THE W1/2 NE1/4 SECTION 15, T1S, R1E, UTE MERIDIAN



### LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- ALL BOUNDARY CORNERS TO RESET IN CONCRETE PER CRS-38-51-105

AREA SUMMARY		
LOTS	= 16.423 Acres	72.52%
OUTLOTS	= 0.833 Acres	3.68%
ROAD ROW	= 5.390 Acres	23.80%
<b>TOTAL</b>	<b>= 22.646 Acres</b>	<b>100.00%</b>

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.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That TD Investments of Grand Junction, LLC, a Colorado Limited Liability Company, is the owner of that real property located in the West Half of the Northeast Quarter (W $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 15, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 3344, Pages 276-281.)

Commencing at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 15, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast corner of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 15 bears South 89 degrees 51 minutes 39 seconds East, a distance of 1309.89 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 15, South 89 degrees 51 minutes 39 seconds East, a distance of 514.44 feet; thence South 00 degrees 03 minutes 19 seconds East, a distance of 30.00 feet to a point on the South right-of-way line of E Road and the Point of Beginning; thence, along said South right-of-way line, South 89 degrees 51 minutes 39 seconds East, a distance of 473.85 feet; thence South 00 degrees 06 minutes 03 seconds West, a distance of 1288.17 feet, to a point on the South line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 15; thence, along said South line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 15, South 89 degrees 52 minutes 22 seconds East, a distance of 165.46 feet, to a point on a fence line; thence, along said fence line, South 00 degrees 23 minutes 29 seconds East, a distance of 856.73 feet, to a point at the Southeast corner of said fence line; thence North 89 degrees 15 minutes 05 seconds West, a distance of 122.79 feet; thence South 00 degrees 03 minutes 19 seconds East, a distance of 432.70 feet, to a point on the North right-of-way line of D $\frac{3}{4}$  Road, as described in Book 1069, Page 734, Mesa County records; thence, along said North right-of-way line, North 89 degrees 54 minutes 07 seconds West, a distance of 213.76 feet, to the West line of the E $\frac{1}{2}$  W $\frac{1}{2}$  E $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 15; thence, along said West line of E $\frac{1}{2}$  W $\frac{1}{2}$  E $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 15 North 00 degrees 03 minutes 19 seconds West, a distance of 1288.18 feet, to a point on the South line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 15; thence, along said South line NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 15, North 89 degrees 52 minutes 22 seconds West, a distance of 304.29 feet; thence North 00 degrees 03 minutes 19 seconds West, a distance of 1288.27 feet to the Point of Beginning.

Said parcel containing an area of 22.646 Acres, as described.

That said owner has caused the said real property to be laid out and surveyed as CHATFIELD II 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.

IN WITNESS WHEREOF, said owner, has caused their name to be hereunto subscribed this 29 day of September, A.D., 2004.

By: [Signature] (title) PRESIDENT  
for: TD Investments of Grand Junction, LLC, a Colorado Limited Liability Company

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by THAD HARRIS (title) PRESIDENT for TD Investments of Grand Junction, LLC, a Colorado Limited Liability Company this 29th day of September, A.D., 2004.  
Witness my hand and official seal:

[Signature]  
Notary Public  
My Commission Expires 7.26.08

### Special Notes:

1. 15' Sanitary Sewer Easement as recorded in Book 1944, Pages 550-553 to be abandoned by separate document upon completion of construction of new sewer interceptor and acceptance by the sewer district.
2. Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of CHATFIELD II 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 30 day of SEPT, 2004

### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of CHATFIELD II SUBDIVISION. Signed this 29th day of September, 2004.

by: [Signature] Title: Branch Manager  
for: First National Bank of the Rockies

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me by RON SAWYER (title) PRESIDENT for First National Bank of the Rockies this 29th day of September, A.D., 2004.  
Witness my hand and official seal:  
[Signature]  
Notary Public  
My Commission Expires 7.26.08

### GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book 3755, Page 1-25 Mesa County Records.  
Easement and Title Information provided by ABSTRACT & TITLE CO. OF MESA COUNTY, INC. Median Land Title Company, Commitment No. 00911735 C, dated Nov. 3, 2003.

Basis of bearings is the North line of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 15 which bears South 89 degrees 51 minutes 39 seconds East, a distance of 1309.89 feet, based on MCOGPS Control Network. Both monuments on this line are Aliquot Markers (MCSM and BLM), as shown on the face of this plat.

Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

**NOTICE:** This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.

### 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 this project, and shall result in a vested right for a period of 3 years.

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25 day of Oct, A.D., 2004, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman: [Signature]

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at 4:24 o'clock P.M., October 25th, A.D., 2004, and was duly recorded in Book 3766, 269 THRU, Page No. 271 Reception No. 2221515 Drawer No. 99-134 Fees: \$30.00 + \$4.00

[Signature]  
Clerk and Recorder

By: [Signature]  
Deputy

**CHATFIELD II SUBDIVISION**  
PART OF  
W $\frac{1}{2}$  NE $\frac{1}{4}$  SECTION 15  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

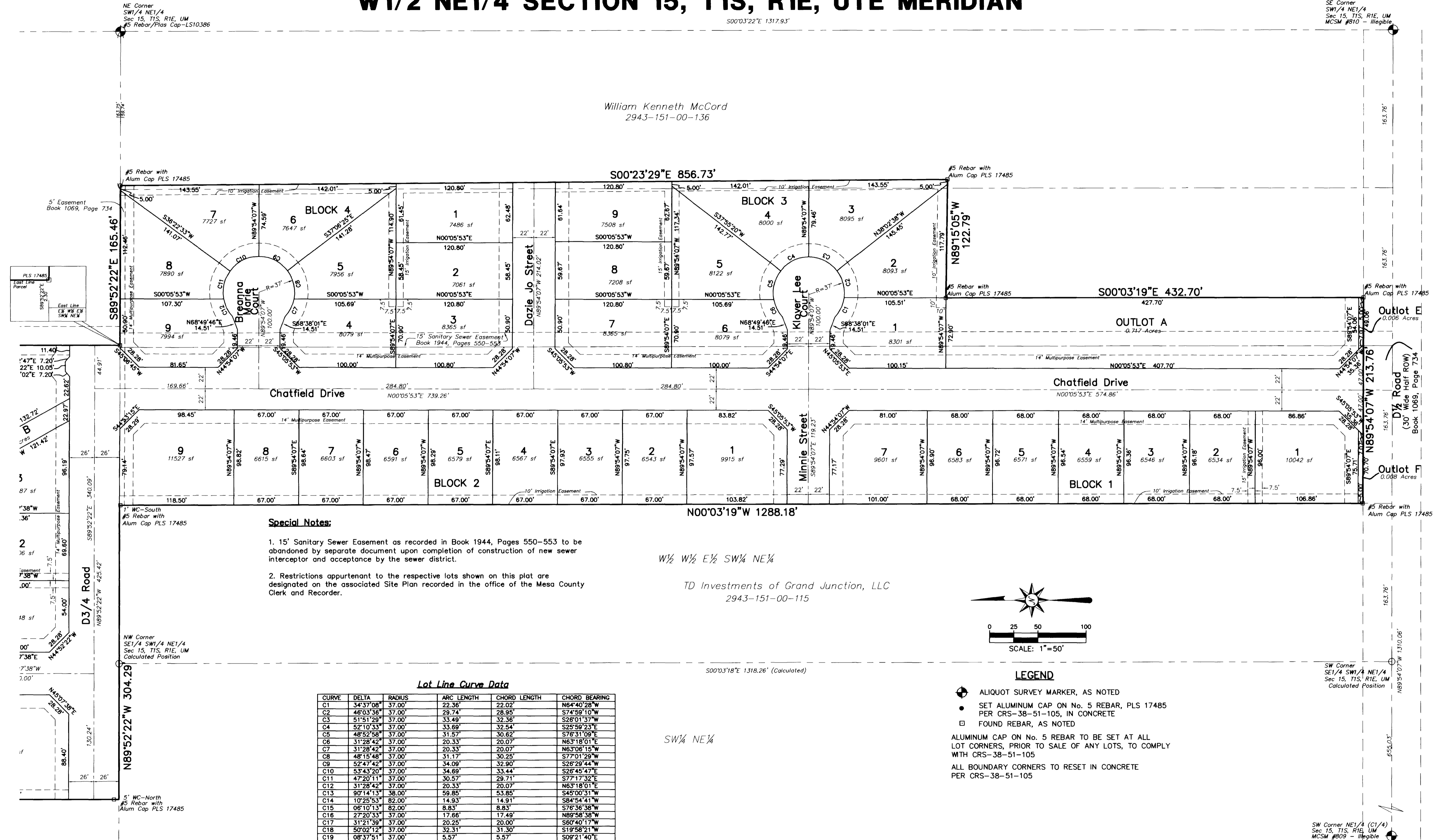
PROJ. NO. 2003-13	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan, 2004	LED/TLR	RSK	PRC	1	3

PATRICK R. GREEN  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 17485

# CHATFIELD II SUBDIVISION

## LOCATED IN THE W1/2 NE1/4 SECTION 15, T1S, R1E, UTE MERIDIAN

William Kenneth McCord  
2943-151-00-136

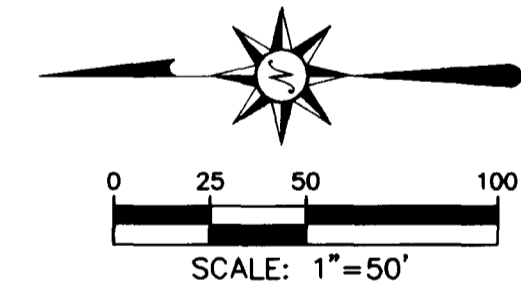


**Special Notes:**

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W 1/2 E 1/2 SW 1/4 NE 1/4

TD Investments of Grand Junction, LLC  
2943-151-00-115



**Lot Line Curve Data**

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	34°37'08"	37.00'	22.36'	22.02'	N64°40'28"W
C2	46°03'36"	37.00'	28.74'	28.95'	S74°59'10"W
C3	51°51'29"	37.00'	33.49'	32.36'	S26°01'37"W
C4	52°10'33"	37.00'	33.69'	32.54'	S25°59'23"E
C5	48°52'58"	37.00'	31.57'	30.62'	S76°31'09"E
C6	31°28'42"	37.00'	20.33'	20.07'	N63°18'01"E
C7	31°28'42"	37.00'	20.33'	20.07'	N63°06'15"W
C8	48°15'48"	37.00'	31.17'	30.25'	S77°01'29"W
C9	52°47'42"	37.00'	34.09'	32.90'	S26°29'44"W
C10	53°43'20"	37.00'	34.69'	33.44'	S26°45'47"E
C11	47°20'11"	37.00'	30.57'	29.71'	S77°17'32"E
C12	31°28'42"	37.00'	20.33'	20.07'	N63°18'01"E
C13	90°14'13"	38.00'	59.85'	53.85'	S45°00'31"W
C14	102°25'33"	82.00'	14.93'	14.91'	S84°54'41"W
C15	06°10'13"	82.00'	8.83'	8.83'	S76°36'38"W
C16	27°20'33"	37.00'	17.86'	17.49'	N89°58'38"W
C17	31°21'39"	37.00'	20.25'	20.00'	S60°40'17"W
C18	50°02'12"	37.00'	32.31'	31.30'	S19°58'21"W
C19	08°37'51"	37.00'	5.57'	5.57'	S09°21'40"E
C20	16°38'06"	82.00'	23.76'	23.68'	S08°11'28"W
C21	89°45'04"	36.00'	59.53'	53.62'	S44°59'07"E
C22	09°26'41"	82.00'	13.52'	13.50'	S04°49'55"E
C23	06°54'50"	82.00'	9.90'	9.89'	S13°00'41"E
C24	46°23'10"	37.00'	29.95'	29.14'	S09°29'34"E
C25	37°42'53"	37.00'	24.36'	23.92'	S51°32'36"E
C26	33°16'12"	37.00'	21.48'	21.18'	S87°02'08"E
C27	09°32'18"	82.00'	13.64'	13.64'	S78°16'17"E
C28	06°49'13"	82.00'	9.76'	9.76'	S86°27'02"E

**AREA SUMMARY**

LOTS	=	16.423 Acres	72.52%
OUTLOTS	=	0.833 Acres	3.68%
ROAD ROW	=	5.390 Acres	23.80%
<b>TOTAL</b>	=	<b>22.646 Acres</b>	<b>100.00%</b>

**LEGEND**

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**Sheet 2 of 3**

**CHATFIELD II SUBDIVISION**  
PART OF  
W 1/2 NE 1/4 SECTION 15  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

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PROJ. NO. 2003-13	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan, 2004	LED/TLP	RSK	PRG	2	3

# CHATFIELD II SUBDIVISION

## LOCATED IN THE W1/2 NE1/4 SECTION 15, T1S, R1E, UTE MERIDIAN

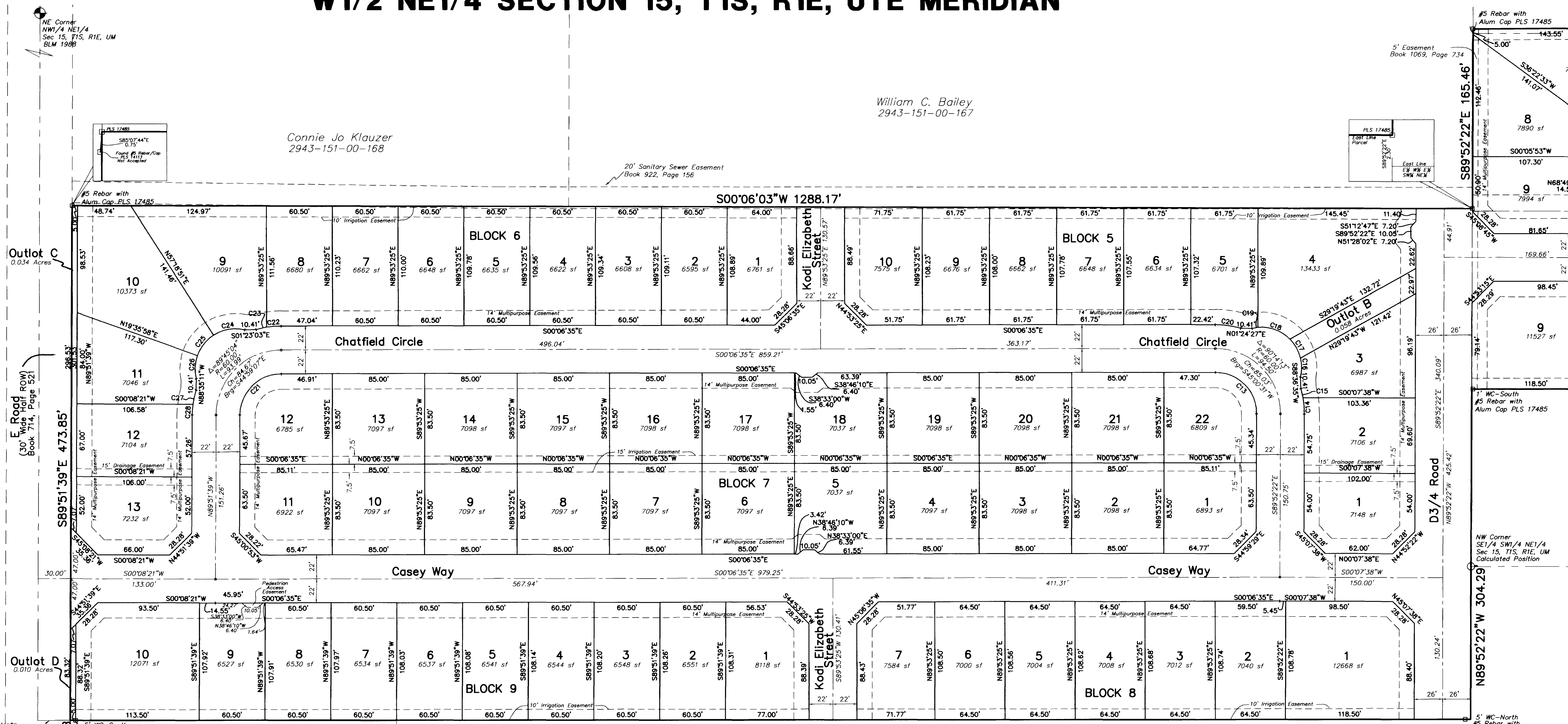
William C. Bailey  
2943-151-00-167

Connie Jo Klauzer  
2943-151-00-168

20' Sanitary Sewer Easement  
Book 922, Page 156

NE Corner  
NW1/4 NE1/4  
Sec 15, T1S, R1E, UM  
BLM 1988

5' Easement  
Book 1069, Page 734



Outlet C  
0.034 Acres

Outlet B  
0.058 Acres

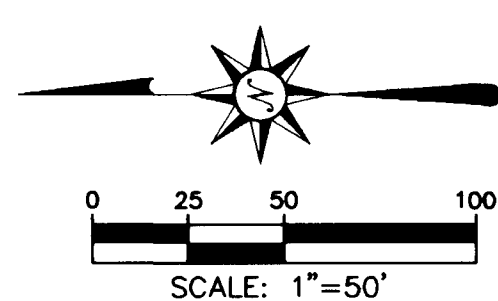
Outlet D  
0.010 Acres

Arthur D. & D. Eileen Bulla  
2943-151-00-094

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2943-151-00-093

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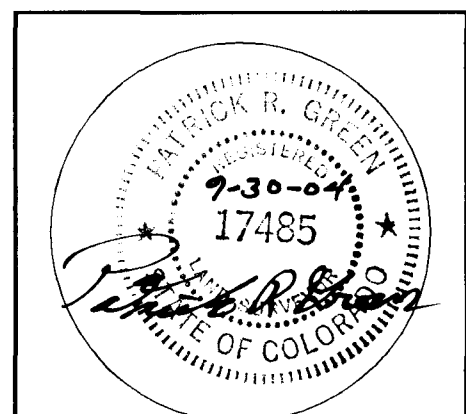


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MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS

PATRICK R. GREEN  
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P.L.S. No. 17485

PROJ. NO.	2003-13	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	Jan, 2004	LED/TLP	RSK	PRG	3	3

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