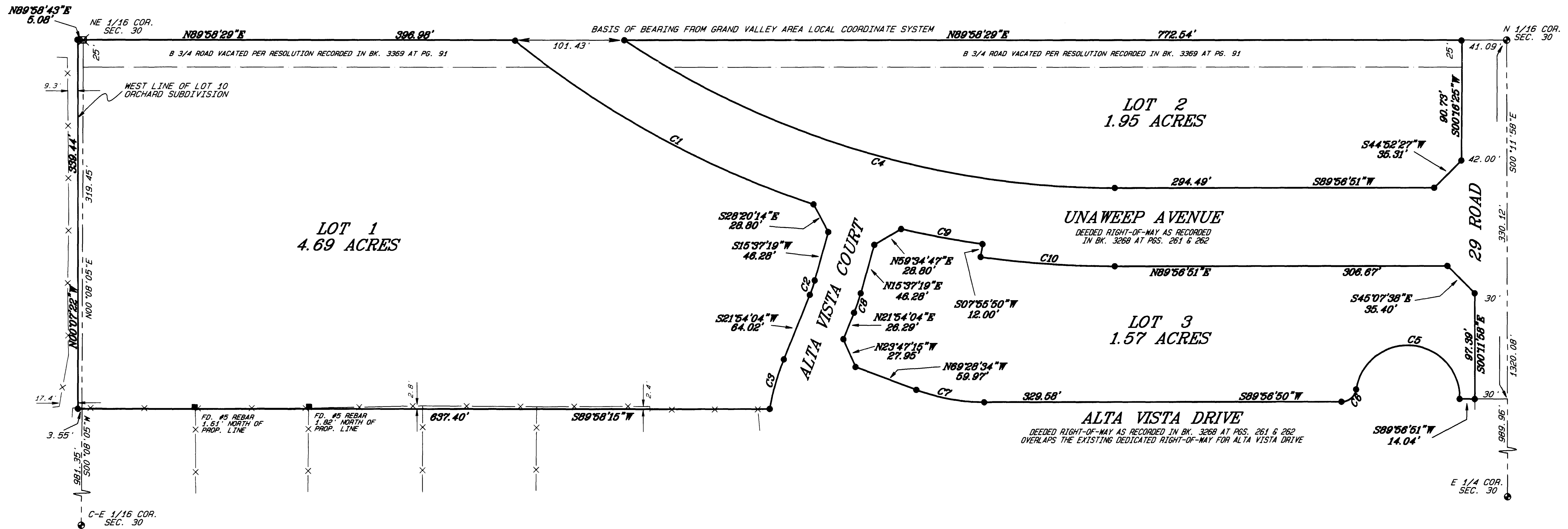


PUMPKIN RIDGE SUBDIVISION

A RE-PLAT OF A PORTION OF LOT 9 & 10, ORCHARD SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Niesbros Farms Inc., is the owner of that real property located in Lots 9 and 10 of Orchard Subdivision as recorded in Plat Book 1 Page 26 of the Mesa County records more particularly described as follows:

The N 1/2 of Lots 9 and 10 in Grand Junction Orchard Mesa Land Company's ORCHARD SUBDIVISION; EXCEPT the south 7 feet of the N 1/2 of Lot 9, as evidenced in Deed recorded December 30, 1955 in Book 571 at Page 385; AND EXCEPT tract conveyed to Mesa County in Warranty Deed recorded February 6, 2003 in Book 3268 at Page 261. Said parcel contains 7.67 acres more or less.

That said owner has caused the real property to be laid out and surveyed as PUMPKIN RIDGE SUBDIVISION, a land division of a part of the County of Mesa, in the State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat. All Multi-purpose Easements shown hereon are hereby dedicated to the County of Mesa for the use of County-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer lines, water lines, telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures. All streets and roads for the use of the public forever; That all expenses for street paving or the installation of utilities referred to above, shall be furnished by the seller or the purchaser, not by the County of Mesa.

Steve Neislanik
Niesbros Farms, Inc.
Steve Neislanik, President

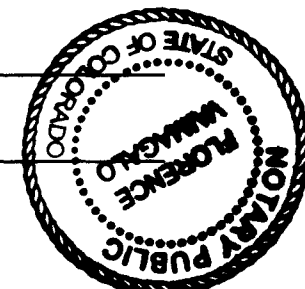
STATE OF COLORADO)
County of Mesa)

The foregoing instrument was acknowledged before me this 25 day of October A.D., 2004 by Niesbros Farms, Inc., Steve Neislanik, President

Witness my hand and official seal: *Christine Neislanik*
Notary Public

Address 427 Morning Dove Dr. G.T.CO 81504

My commission expires: 9-16-2007



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:52 o'clock P.M. this 5th day of November A.D. 2004, and is duly recorded in Book No. 3774 at page 967.
Reception No. 2223405 Fee \$ 10.00 1.00 Drawer No. 00-3

Benny Daughman
Deputy

Janice Ward
Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 3 day of Nov. A.D. 2004, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Shirley B. Demwa
Chairman

LEGEND

- FD MESA COUNTY SURVEY MARKER
- ✱ FD #5 REBAR W/2" ALUM. CAP STAMPED JOHNSON LS 16835
- FD #5 REBAR
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677

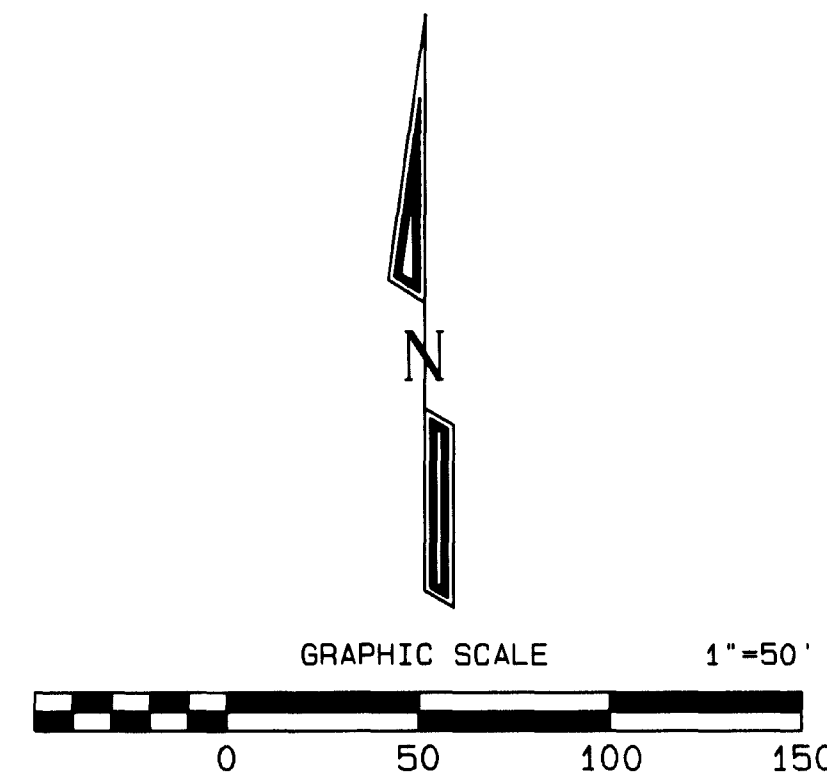
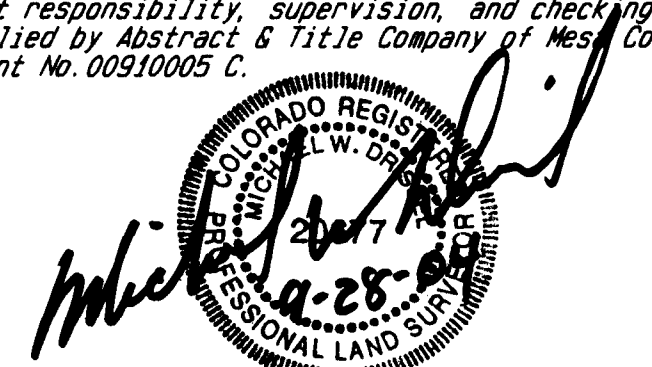
AREA SUMMARY

LOTS, 3 EA. = 8.31 AC. / 100%

LINE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	18°28'56"	283.86'	880.00'	282.64'	S62°24'10"E
C2	6°16'40"	14.03'	128.02'	14.02'	S18°45'42"W
C3	12°17'32"	47.63'	222.01'	47.54'	S15°45'19"W
C4	30°51'55"	441.73'	820.00'	436.41'	N74°37'10"W
C5	172°47'21"	144.76'	48.00'	95.81'	N84°46'26"W
C6	81°06'49"	19.11'	13.50'	17.56'	S49°23'25"W NON-TANGENT
C7	20°34'36"	63.93'	178.01'	63.59'	N79°45'52"W NON-TANGENT
C8	6°16'43"	18.85'	172.01'	18.84'	N18°45'42"E
C9	4°57'24"	76.13'	880.00'	76.10'	S79°35'28"E
C10	7°59'00"	124.28'	892.00'	124.19'	S86°03'40"E

SURVEYOR'S STATEMENT

I, Michael W. Driszel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Abstract & Title Company of Mesa County, Inc. in Title Commitment No. 00910005 C.



PUMPKIN RIDGE SUBDIVISION

LOCATED IN THE
SE 1/4 NE 1/4, SEC. 30, T1S, R1E, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	769-03-01
Drawn By	TMODEL	Date	SEPT. 2004	Sheet	1 OF 1

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.