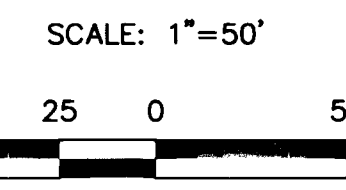
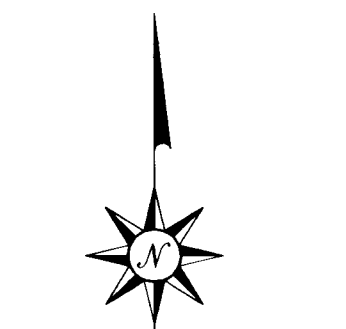
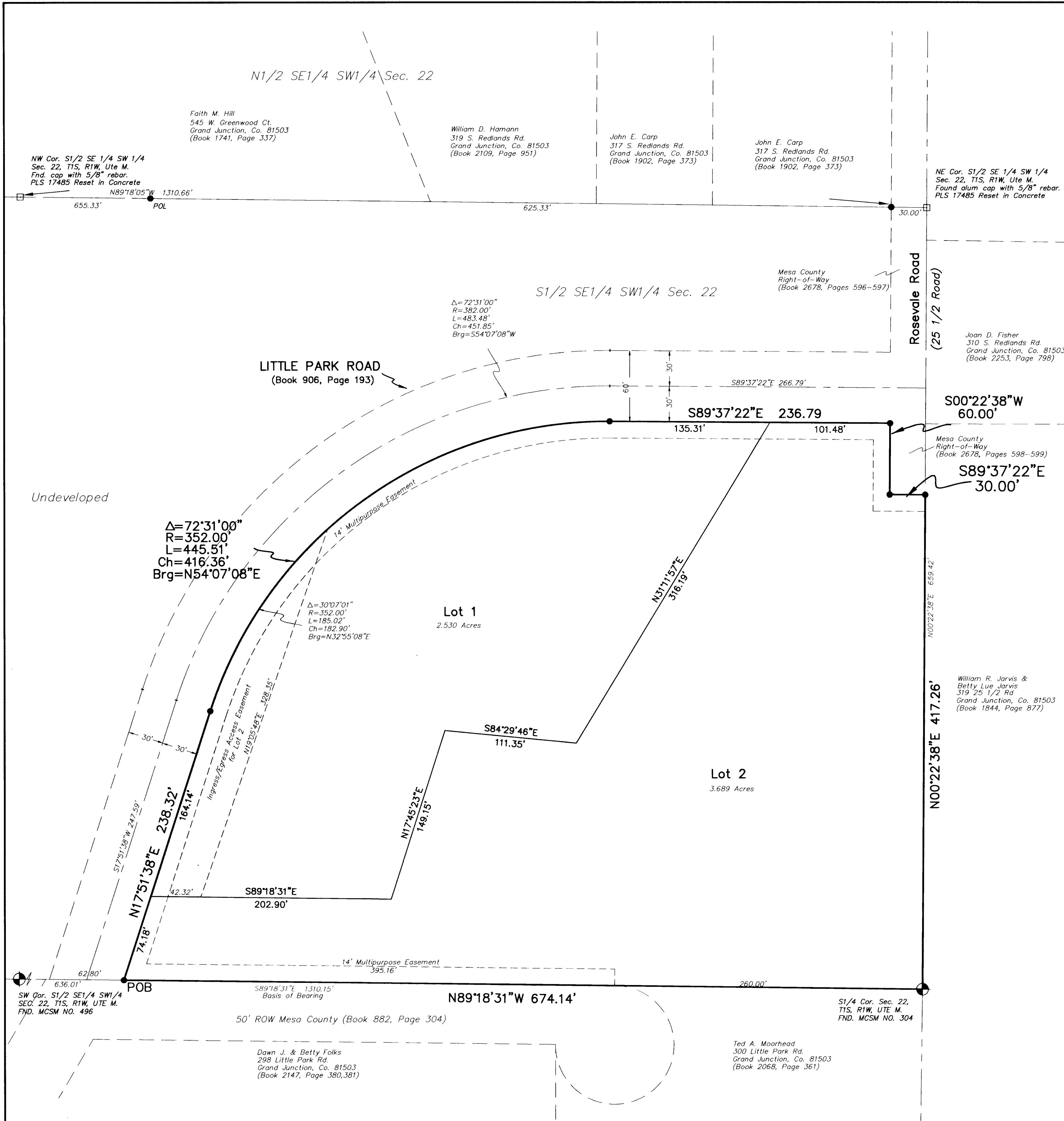


RIGGLE SUBDIVISION



LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 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 South line of the S1/2 SE1/4 SW1/4 of Section 22, T1S, R1W, of the Ute Meridian between the SW corner and the SE corner of said S1/2 SE1/4 SW1/4, as shown on the face of this plat. Said line bears South 89 degrees 18 minutes 31 seconds East, as determined by GPS observation.

Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title Commitment No. 99-12-075k.

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".

There will be no Declaration of Covenants and Restrictions recorded with this plat.

Further Minor Subdivisions of any portion of the subject tract are prohibited pursuant to Section 3.5.6.B of the 2000 Mesa County Land Development Code. Further division, if any, shall be processed through the Major Subdivision process.

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 Riggle Subdivision. Signed this 12 day of Sept, 2001.

by John W. Frederick, Pres.
for: Grand Valley National Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by John W. Frederick, Pres. for Grand Valley National Bank this 12 day of Sept, A.D., 2001. Witness my hand and official seal:

Cynthia D. Hutton
Notary Public
My Commission Expires 1-12-02

DEDICATION

That the undersigned Donald E. and Rena M. Riggle, as joint tenants, are the owners of that real property situated in the South Half of the Southeast Quarter of the Southwest Quarter (S1/2 SE1/4 SW1/4) of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2762, Pages 767-768.

BEGINNING at the South Quarter corner of said S1/2 SE1/4 SW1/4 of Section 22, whence the Southwest corner of said S1/2 SE1/4 SW1/4 of Section 22 bears North 89 degrees 18 minutes 31 seconds West, a distance of 1310.15 feet, for a basis of bearing, with all bearings contained herein relative thereto; thence North 89 degrees 18 minutes 31 seconds West, a distance of 674.14 feet, to a point on the East right-of-way line of Little Park Road, as described in deed recorded in Book 906, Page 193 of Mesa County records; thence, along said right-of-way line the following three (3) courses: (1) North 17 degrees 51 minutes 38 seconds East, a distance of 238.32 feet; (2) along a curve to the right, having a delta angle of 72 degrees 31 minutes 00 seconds, with a radius of 352.00 feet, an arc length of 445.51 feet, a chord bearing of North 54 degrees 07 minutes 08 seconds East, and a chord length of 416.36 feet; (3) South 89 degrees 37 minutes 22 seconds East, a distance of 236.79 feet to a point on the West right-of-way line of Rosevale Road (25-1/2 Road); thence, along said right-of-way line the following three (2) courses: (1) South 00 degrees 22 minutes 38 seconds West, a distance of 60.00 feet; (2) South 89 degrees 37 minutes 22 seconds East, a distance of 30.00 feet, to a point on the East line of the S1/2 SE1/4 SW1/4 of said Section 22; thence South 00 degrees 22 minutes 38 seconds West, a distance of 417.26 feet to the POINT OF BEGINNING.

Said parcel containing an area of 6.219 Acres more or less, as described.

That said owners have caused the said real property to be laid out and surveyed as RIGGLE 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 owners, have caused their names to be hereunto subscribed this 12th day of September, A.D., 2001.

by Donald E. Riggle and Rena M. Riggle
Donald E. Riggle and Rena M. Riggle

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Donald E. Riggle, this 12th day of September, A.D., 2001. Witness my hand and official seal:

Kimberly D. Nelson
Notary Public
My Commission Expires 7-8-2003

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Rena M. Riggle, this 12th day of September, A.D., 2001. Witness my hand and official seal:

Kimberly D. Nelson
Notary Public
My Commission Expires 7-8-2003

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5th day of October, A.D., 2001, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Acting Chairman James R. Baughman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 12:37 o'clock P.M., OCTOBER 5, A.D., 2001, and was duly recorded in Plat Book 18 Page No. 246 Reception No. 2018865 Drawer No. LL-34 Fees: 10.00

Monika Toase By: Lucille DeCroy
Clerk and Recorder Deputy

NOTE REQUIRED BY COUNTY:

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the Mesa County Land Development Code, a site specific development plan has been approved by Mesa County and shall result in a vested right for a period of three (3) years from September 28, 2001.

AREA SUMMARY		
LOTS	=	6.219 Acres 100.00%
TOTAL	=	6.219 Acres 100.00%

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.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of RIGGLE 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 12th day of Sept., 2001

RIGGLE SUBDIVISION
Located in Part of the
S1/2 SE1/4 SW1/4
SECTION 22, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

LANdesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

PROJ. NO. 2000-104	SURVEYED/DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2001	RSK	PLD	1	1