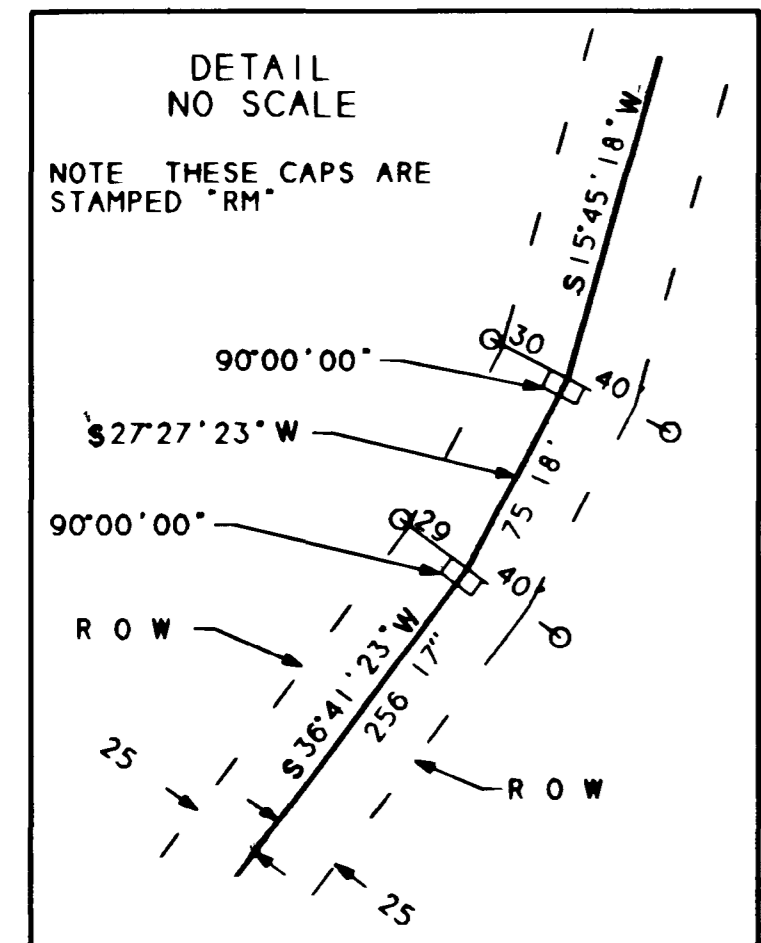
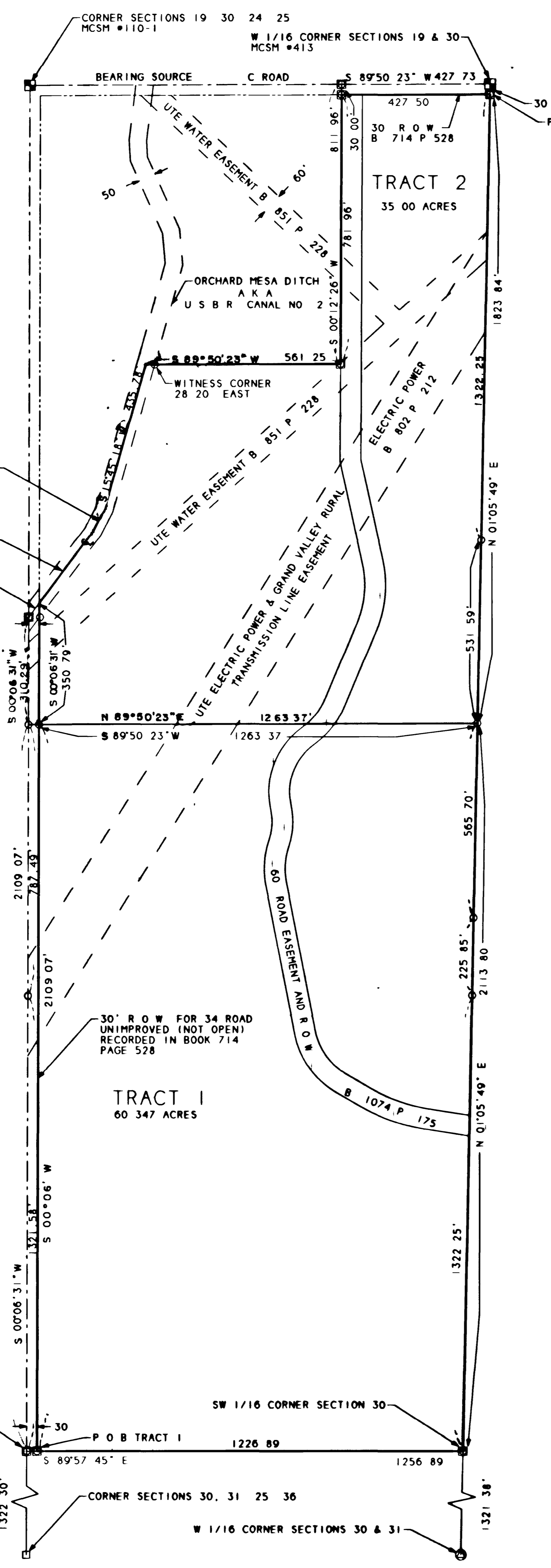


KRAUSE SUBDIVISION

IN W 1/2 W 1/2 SECTION 30, T. 1 S., R. 2 W., UTE P.M.
MESA COUNTY, COLORADO



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ⊙ SET 3 1/2" ALLOY CAP - L.S. 11221
 - ⊠ SET #6 REBAR AND CAP IN CONCRETE - L.S. 11221
 - FOUND #6 REBAR
 - SET #6 REBAR AND CAP - L.S. 11221

NOTES

1) BEARINGS ARE BASED UPON THE NORTH LINE OF THE W 1/2 W 1/2 OF SECTION 30. FOUND A MESA COUNTY SURVEY MARKER AT BOTH THE CORNER FOR SECTIONS 19 & 30, T. 1 S., R. 2 E. AND SECTIONS 24 & 25, T. 1 S., R. 1 E. AND THE W 1/16 CORNER FOR SECTIONS 19 & 30. THE VALUE USED N 89° 50' 23" E IS GIVEN FOR THIS LINE IN THAT ROAD EASEMENT AND RIGHT-OF-WAY RECORDED AT BOOK 1074 AT PAGES 174 TO 176 OF THE MESA COUNTY RECORDS.

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 31ST DAY OF JULY, 1995 AD.

COPE SURVEYING COMPANY
1625 NORTH 17TH STREET
GRAND JUNCTION, COLORADO 81501
242-0760

Harold R. Cope
HAROLD R. COPE
REGISTERED LAND SURVEYOR NO. 11221

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:38 o'clock A.M. this 2nd day of August, 1995 and is duly recorded in Plat Book No. 14 Page 3720 Reception No. 1725137 Drawer BB 43 Fee \$10.00 + 1.00 SC

Monika Todd Clerk and Recorder
Kathy Woot Deputy

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown herein.

DESCRIPTION

TRACT #1
TRACT #1 OF KRAUSE SUBDIVISION LOCATED IN THE W 1/2 W 1/2 SECTION 30, T. 1 S., R. 2 E., UTE P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: ASSUMING THE NORTH LINE NW 1/4 SECTION 30 BEARS N 89° 50' 23" E AND ALL OTHER BEARINGS HEREIN CONTAINED ARE RELATIVE THERETO BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW 1/4 SECTION 30 FROM WHICH THE SW CORNER BEARS N 89° 57' 45" W 30.00 FEET, THENCE S 89° 57' 45" E ALONG SAID SOUTH LINE 1226.89 FEET TO THE BE CORNER SAID NW 1/4 SECTION 30, THENCE N 01° 05' 49" E ALONG THE SAID, EAST LINE 2113.80 FEET, THENCE S 89° 50' 23" W 1263.37 FEET TO THE WEST LINE SAID TRACT #1, THENCE S 0° 06' 31" W ALONG SAID WEST LINE 2109.07 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 60 FOOT WIDE NON-EXCLUSIVE ACCESS ROAD EASEMENT AND RIGHT OF WAY FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC FOR PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY, ALSO OVER AND ACROSS THE ADJACENT PROPERTY ON THE NORTH AS DESCRIBED AND RECORDED IN THE MESA COUNTY RECORD BOOK #1074, PAGE #174-176, ALSO SUBJECT TO A 150 FOOT WIDE UTE ELECTRIC POWER CO. JOINT WITH THE GRAND VALLEY RURAL ELECTRIC LINE COMPANY EASEMENT ACROSS THE ABOVE DESCRIBED PROPERTY AS RECORDED IN MESA COUNTY RECORD BOOK #802, PAGE 212.

TRACT #2
TRACT #2 OF KRAUSE SUBDIVISION LOCATED IN THE W 1/2 W 1/2 OF THE W 1/4 SECTION 30, T. 1 S., R. 2 E., UTE P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: ASSUMING THE NORTH LINE OF SAID SEC. 30 BEARS N 89° 50' 23" E AND ALL OTHER BEARINGS HEREIN CONTAINED ARE RELATIVE THERETO, COMMENCING AT THE NE CORNER OF W 1/2 W 1/2 SECTION 30, T. 1 S., R. 2 E. UTE P.M., THENCE S 1° 05' 49" W 30.00 FEET TO THE SOUTH R.O.W. LINE OF COUNTY ROAD AND THE POINT OF BEGINNING, THENCE S 89° 50' 23" W ALONG SAID R.O.W. 427.50 FEET, THENCE S 0° 12' 26" W 811.96 FEET, THENCE S 89° 50' 23" W 561.25 FEET TO THE CENTER OF THE CONCRETE LINED ORCHARD MESA DITCH ALSO KNOWN AS THE BUREAU OF RECLAMATION CANAL #2, THENCE ALONG THE CENTER OF SAID CANAL FOR THE (3) COURSES (1) S 15° 45' 18" W 435.78 FEET, (2) THENCE S 27° 27' 23" W 75.18 FEET, (3) THENCE S 36° 41' 23" W 256.17 FEET TO THE WEST LINE OF SAID TRACT #2, THENCE S 0° 06' 31" W ALONG SAID WEST LINE 350.79 FEET, THENCE N 89° 50' 23" E 1263.23 FEET TO THE EAST LINE OF SAID W 1/2 W 1/2 SEC. 30, THENCE N 1° 05' 49" E ALONG SAID EAST LINE 1823.84 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 60 FOOT WIDE ACCESS ROAD EASEMENT AND RIGHT OF WAY, NON-EXCLUSIVE IN NATURE FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC FOR PURPOSES OF INGRESS AND EGRESS AS DESCRIBED AND RECORDED IN MESA COUNTY RECORD BOOK #1074, PAGE 174-176, ALSO SUBJECT TO 60 FOOT WIDE UTE WATER LINE EASEMENT AS RECORDED IN BOOK #851 PAGE 228, SUBJECT ALSO 150 FOOT WIDE UTE ELECTRIC POWER CO. JOINT WITH GRAND VALLEY RURAL ELECTRIC POWER CO. POWER LINE EASEMENT 75 FEET EACH SIDE OF CENTER LINE AS RECORDED IN MESA COUNTY RECORD BOOK #802, PAGE 212.

RECORDED NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

LEGAL DESCRIPTION 60 NON-EXCLUSIVE INGRESS/EGRESS ROAD EASEMENT BOOK 1074 PAGES 174-176

A permanent easement for a road 30 0 feet right and 30 0 feet left of the centerline described as follows:

Beginning at a point from whence the Northeast Corner of the NW 1/4 NW 1/4 of Section 30, Township 1 South, Range 2 East, of the Ute Principal Meridian bears N 89° 50' 23" E 426.64 feet thence S 0° 12' 26" W 821.63 feet to the beginning of a curve to the left with a central angle of 122° 54', a radius of 1270.46 feet, a length of 277.13 feet thence S 0° 02' 31" E on the long chord of said curve 278.59 feet thence S 12° 17' 28" E 295.19 feet to the beginning of a curve to the right with a central angle of 34° 59', a radius of 317.32 feet and a length of 193.75 feet thence S 05° 12' 02" W 190.76 feet along the long chord of said curve thence S 22° 41' 32" W 234.97 feet to the beginning of a curve to the right with a central angle of 31° 23' 30", a radius of 231.31 feet and a length of 126.70 feet thence S 38° 23' 17" W 125.15 feet along the long chord of said curve to the beginning of a curve to the left with a central angle of 63° 32' 30", a radius of 200.32 feet and a length of 222.13 feet thence S 22° 18' 47" W 210.95 feet along the long chord of said curve thence S 09° 27' 28" E 217.79 feet to the beginning of a curve to the right with a central angle of 27° 58', a radius of 200.79 feet, and a length of 98.01 feet thence S 04° 31' 32" W 97.04 feet along the long chord of said curve to the beginning of a curve to the left with a central angle of 29° 25', a radius of 227.96 feet and a length of 117.04 feet thence S 3° 48' 02" W 115.76 feet along the long chord of said curve thence S 10° 54' 28" E 439.96 feet to the beginning of a curve to the left with a central angle of 48° 50' 30", a radius of 220.24 feet and a length of 187.71 feet thence S 35° 19' 43" E 182.11 feet along the long chord of said curve thence S 59° 44' 58" E 73.49 feet to the beginning of a curve to the left with a central angle of 21° 15', a radius of 537.37 feet, and a length of 199.30 feet thence S 70° 17' 30" E 196.62 feet along the long chord of said curve thence S 80° 59' 58" E 168.15 feet to a point on the East boundary of the NW 1/4 NW 1/4 of said Section 30 from whence the Northeast Corner of the NW 1/4 NW 1/4 of said Section 30 bears N 00° 13' 26" E 3029.97 feet

KRAUSE SUBDIVISION
IN W 1/2 W 1/2 SECTION 30
T. 1 S., R. 2 E., UTE P.M.
MESA COUNTY, COLORADO

COPE SURVEYING COMPANY
1625 NORTH 17TH STREET
GRAND JUNCTION, COLORADO

BOOK NO. 22
DATE OF SURVEY APRIL 12, 1995
PLAT BY HRC APRIL 19, 1995