

CROSSFIRE TRAIL SUBDIVISION

A REPLAT OF A PORTION OF LOT 6 AND ALL OF LOT 10, CRAIG RANCH, RECEPTION NUMBER 106518
IN THE NE1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

OWNERSHIP STATEMENT

Richard A. Dorris and Susan L. Dorris, are the sole owners of those certain tracts of land lying in the NE1/4 of Section 24, Township One South, Range One East of the Ute Meridian, Mesa County, Colorado, ownership of which is demonstrated at Reception Number 1541699 of the Mesa County real property records, being more particularly described as follows:

That part of the North 240 feet of Lot 6 of Craig Ranch lying North and West of Orchard Mesa Canal NO. 1
AND

All of Lot 10 of Craig Ranch, said Lots lying in the NE1/4 of Section 24, Township 1 South, Range 1 East of the Ute Meridian, the perimeter of said tracts being more particularly described as result of survey as follows:

Commencing at a rebar and alloy cap (PLS 11221) for the North 1/4 Corner of said Section 24 whence a Mesa County Survey Marker for the Center 1/4 Corner of said Section 24 bears S00°06'44"E for a distance of 2639.00 feet; thence S00°06'44"E, along the westerly line of the NE1/4 of said Section 24, for a distance of 659.75 feet to the N.W. Corner of said Lot 10 and the point of beginning; thence leaving said westerly line, S89°52'13"E, along the northerly line of said Lot 10, for a distance of 666.22 feet to the N.E. Corner of said Lot 10; thence S00°06'41"W, along the easterly line of said Lot 10, for a distance of 659.58 feet to the S.E. Corner of said Lot 10; thence N89°53'04"W, along the southerly line of said Lot 10, for a distance of 34.98 feet to a point of curvature on the centerline of Orchard Mesa Canal No. 1; thence, on said centerline the following 8 courses:

1. southwesterly, 99.15 feet on the arc of a 133.23 foot radius curve to the right (the central angle of which is 42°38'19" and the chord of which bears S39°20'44"W for a distance of 96.88 feet);
2. S60°39'53"W a distance of 125.24 feet to a point of curvature;
3. northwesterly, 59.20 feet on the arc of a 50.00 foot radius curve to the right (the central angle of which is 67°50'37" and the chord of which bears N85°24'48"W for a distance of 55.81 feet);
4. N51°29'30"W a distance of 131.68 feet to a point of curvature;
5. northwesterly, 76.46 feet on the arc of a 60.00 foot radius curve to the left (the central angle of which is 73°01'04" and the chord of which bears N88°00'02"W for a distance of 71.39 feet);
6. S55°29'26"W a distance of 170.62 feet to a point of curvature;
7. southwesterly, 74.92 feet on the arc of a 80.00 foot radius curve to the left (the central angle of which is 53°39'17" and the chord of which bears S28°39'47"W for a distance of 72.21 feet);
8. S01°50'09"W a distance of 31.50 feet;

thence, departing said centerline canal, N89°53'04"W a distance of 51.34 feet to a point on said westerly line of the NE1/4 Section 24; thence N00°06'44"W, along said westerly line, for a distance of 240.00 feet to the S.W. corner of said Lot 10; thence N00°06'44"W a distance of 659.75 feet to the point of beginning.

Contains 11.60 acres more or less

That said owner has caused the said real property to be laid out and surveyed as Crossfire Trail Subdivision, a subdivision in Mesa County, Colorado.

A ten-foot wide irrigation easement crossing Lot 1 for the purpose of operating and maintaining an irrigation pipeline from Headgate 1-65 to Lot 2.

A waterline easement crossing Lot 2 for the purpose of operating and maintaining a water line service to Lot 1.

An ingress and egress easement across the west 21 feet of Lot 1 for the purpose of providing access and utility to Lot 2.

All easements include the right of ingress and egress on, along, over, under, through and across by the grantee, its successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided, however, that the grantee/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all lien holders of record are shown hereon.

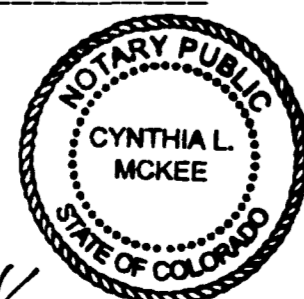
Said owners have caused their names to be hereunto subscribed this

27th day of OCTOBER, A.D. 2009.

By: Richard A. Dorris for Richard A. Dorris
By: Susan L. Dorris for Susan L. Dorris

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 27th day of October, A.D. 2009, by C. McKee for Richard A. Dorris and Susan L. Dorris

My commission expires: 9/2/13
WITNESS MY HAND AND OFFICIAL SEAL.



Cynthia L. McKee
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 10:22 o'clock A.M., this 2nd day of November, A.D. 2009 and is duly recorded as Reception Number 2511106 in Book 4935, Page 779+780
Drawer No. XX-49

Janice Rich Clerk and Recorder
Ginny Daughman Deputy
Fees \$20.00 + 9.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 30th day of October, A.D. 2009 by the County Commissioners of Mesa County, Colorado.

Atum Longmire
Chairperson

LIEN HOLDER CERTIFICATE

IN WITNESS WHEREOF, THE LIEN HOLDER, Palisades National Bank has caused its names to be hereunto subscribed this

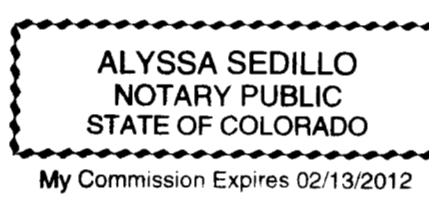
27th day of October, A.D., 2009

By: Robert D. Hoffman, President
for Palisades National Bank

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 27th day of October, A.D., 2009
By, Palisades National Bank

My commission expires: 2-13-2012

WITNESS MY HAND AND OFFICIAL SEAL.



Alyssa Sedillo
Notary Public

AREA SUMMARY		
DESC:	ACRES	PERCENT
LOT 1	2.40	20.7%
LOT 2	9.20	79.3%
TOTAL	11.60	100.0%

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.

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 the certification shown hereon.

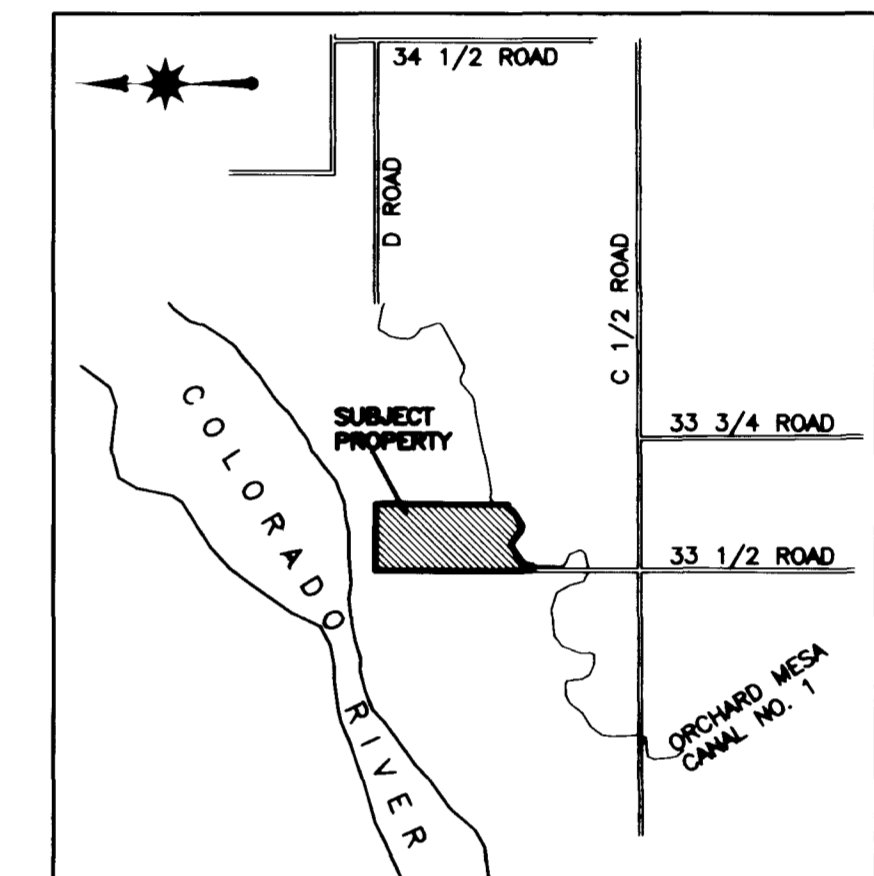
NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County Department of Planning and Economic Development for Crossfire Trail Subdivision and shall result in a vested right for a period of 3 years from the date that the required vested right notice is published.

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 & Recorder.

RIGHT-TO-FARM

This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.



VICINITY MAP
NOT TO SCALE

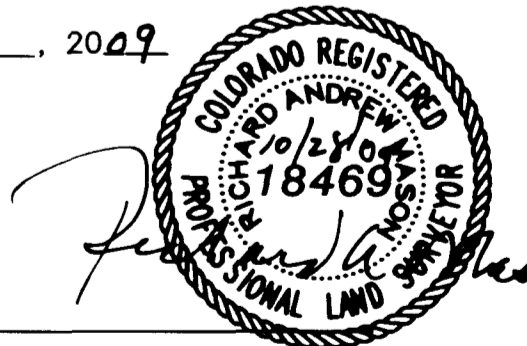
GENERAL NOTES

1. Title information from Mesa County real property records and from Heritage Title Co., order no. 460-H0252255-GTO, effective date 08/17/2009.
2. Basis of bearings derived from GPS observations relative to the Mesa County Local Coordinate System (MCLCS) resulting in a bearing of N00°06'44"W 2639.00 feet between a Mesa County Survey Marker for the N1/4 Corner of Section 24 and an alloy cap (LS 11221) for the Center 1/4 Corner of Section 24.

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Crossfire Trails Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 28 day of October, 2009



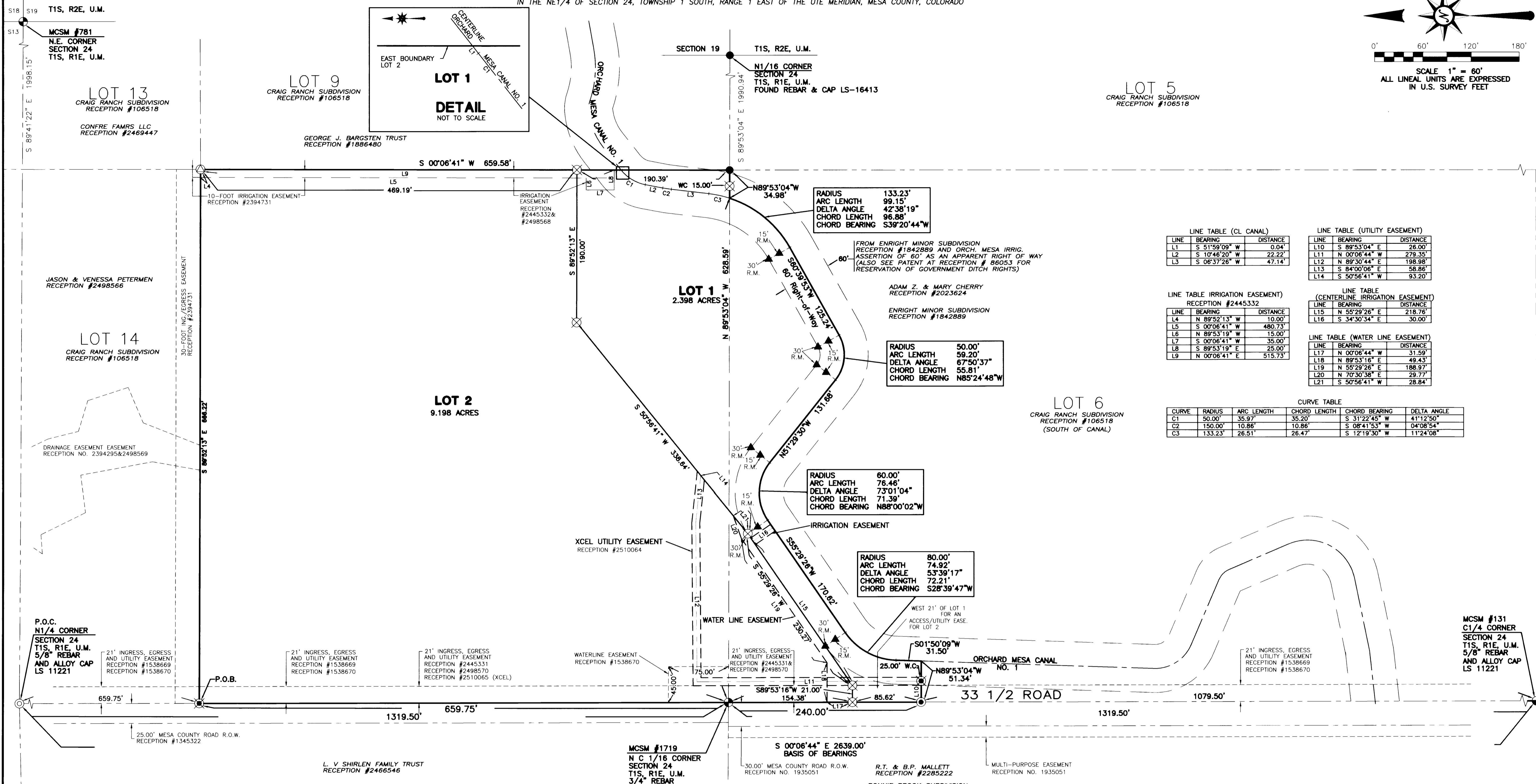
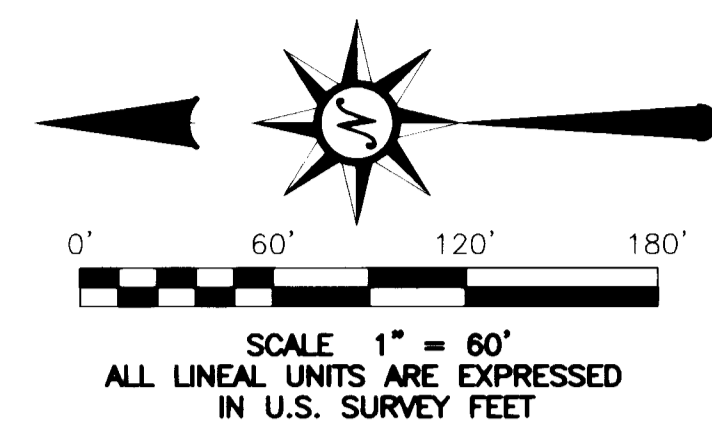
Richard A. Mason
Registered Professional Land Surveyor
No. 18469

PLANNING NO. 2009-0257 PAI

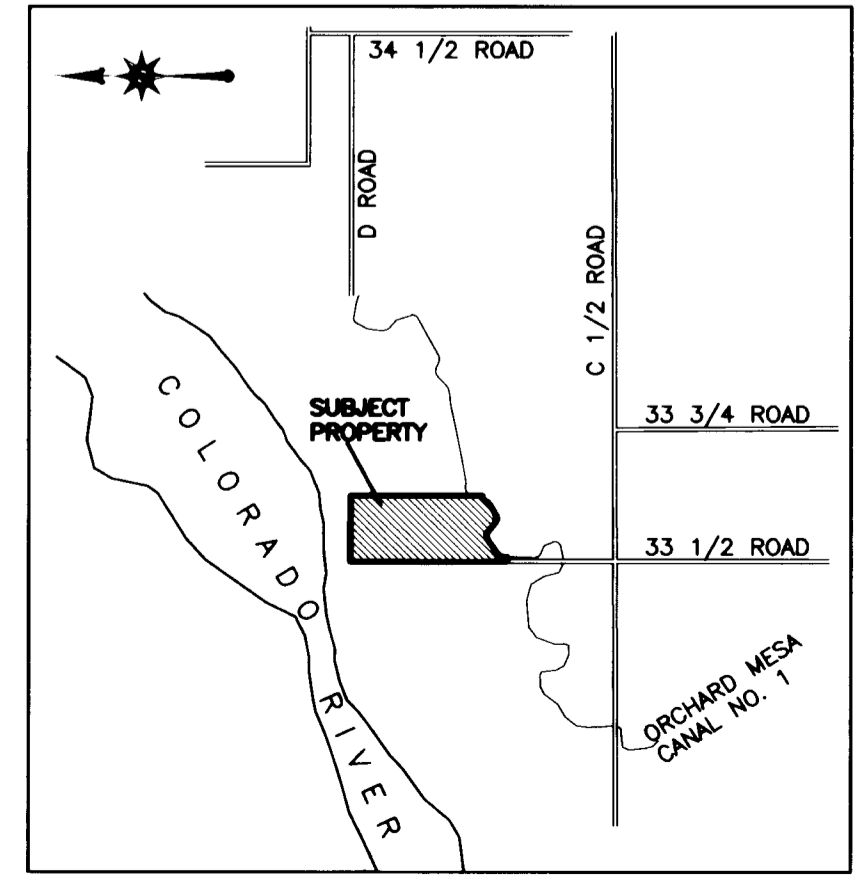
	File Name: C:\A722\A7221PLAT.DWG		
	CROSSFIRE TRAIL SUBDIVISION A REPLAT OF A PORTION OF LOT 6 AND ALL OF LOT 10, CRAIG RANCH, RECEPTION NO. 106518 IN THE NE1/4 OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN MESA COUNTY, COLORADO		
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct. CO 81503 (970) 243-8300	Designed Checked Date 10/26/09	RAM Proj# A7221 P#	Sheet 1 Of 2

CROSSFIRE TRAIL SUBDIVISION

A REPLAT OF A PORTION OF LOT 6 AND ALL OF LOT 10, CRAIG RANCH, RECEPTION NUMBER 106518
IN THE NE1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - SET REBAR & CAP LS-18469
 - FOUND REBAR & CAP LS-18469
 - FOUND 3/4-INCH DRILL STEEL
 - FOUND REBAR & CAP LS-16413
 - FOUND PIPE & CAP LS-11221
 - FOUND REBAR
 - REFERENCE MARKER



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 the certification shown hereon.

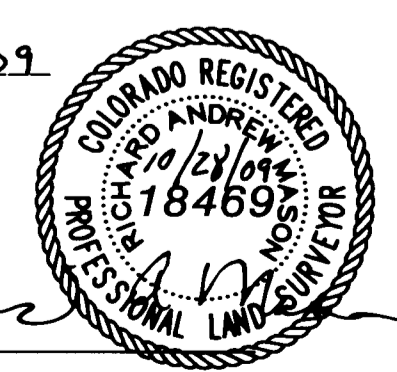
- GENERAL NOTES**
- Title information from Mesa County real property records and from Heritage Title Co., order no. 460-H0252255-GTO, effective date 08/17/2009.
 - Basis of bearings derived from GPS observations relative to the Mesa County Local Coordinate System (MCLCS) resulting in a bearing of N00°06'44"W 2639.00 feet between a Mesa County Survey Marker for the N1/4 Corner of Section 24 and an alloy cap (LS 11221) for the Center 1/4 Corner of Section 24.

SURVEYOR'S STATEMENT

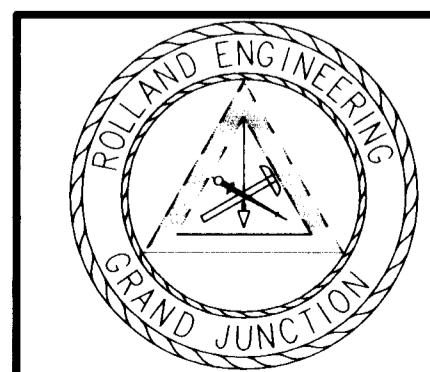
I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of Crossfire Trails Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 28 day of October, 2009.

Richard A. Mason
Registered Professional Land Surveyor
No. 18469



PLANNING NO. 2009-0257 PAI



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\A722\A7221PLAT.DWG			
CROSSFIRE TRAIL SUBDIVISION			
A REPLAT OF A PORTION OF LOT 6 AND ALL OF LOT 10, CRAIG RANCH, RECEPTION NO. 106518			
IN THE NE1/4 OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	Date	Rev	of
	10/26/09	A7221	2
			2