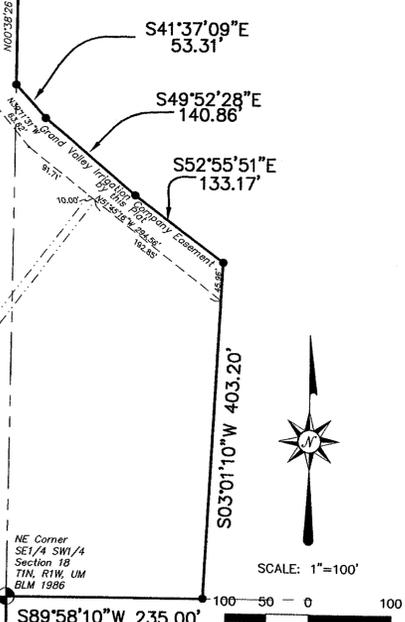
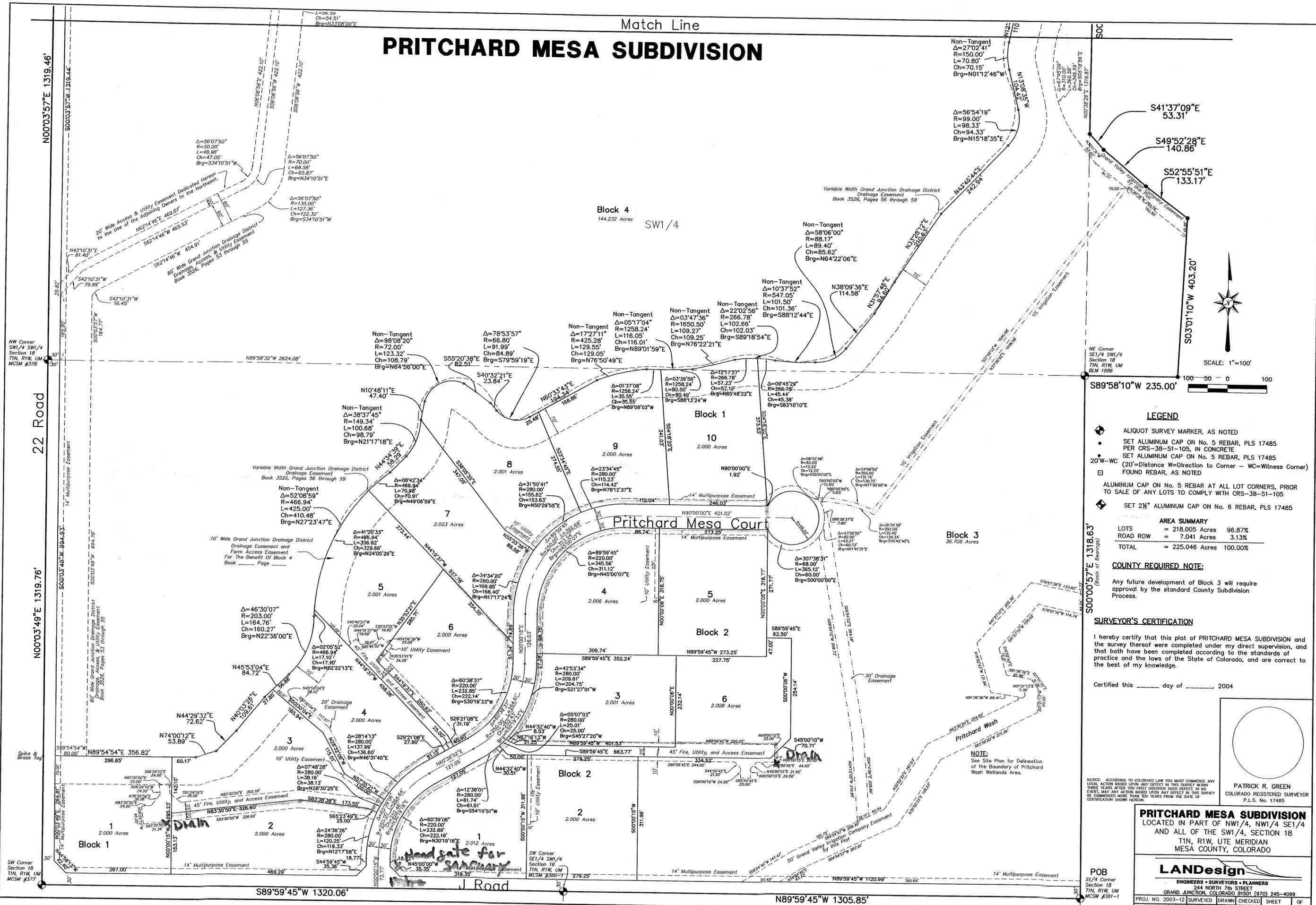


PRITCHARD MESA SUBDIVISION

Match Line



LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 (20'=Distance W=Direction to Corner - WC=Witness Corner) 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
- SET 2 1/2" ALUMINUM CAP ON No. 6 REBAR, PLS 17485

AREA SUMMARY

LOTS	= 218.005 Acres	96.87%
ROAD ROW	= 7.041 Acres	3.13%
TOTAL	= 225.046 Acres	100.00%

COUNTY REQUIRED NOTE:

Any future development of Block 3 will require approval by the standard County Subdivision Process.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of PRITCHARD MESA 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 _____ day of _____ 2004

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

PRITCHARD MESA SUBDIVISION
LOCATED IN PART OF NW1/4, NW1/4 SE1/4 AND ALL OF THE SW1/4, SECTION 18 T1N, R1W, UTE MERIDIAN MESA COUNTY, COLORADO

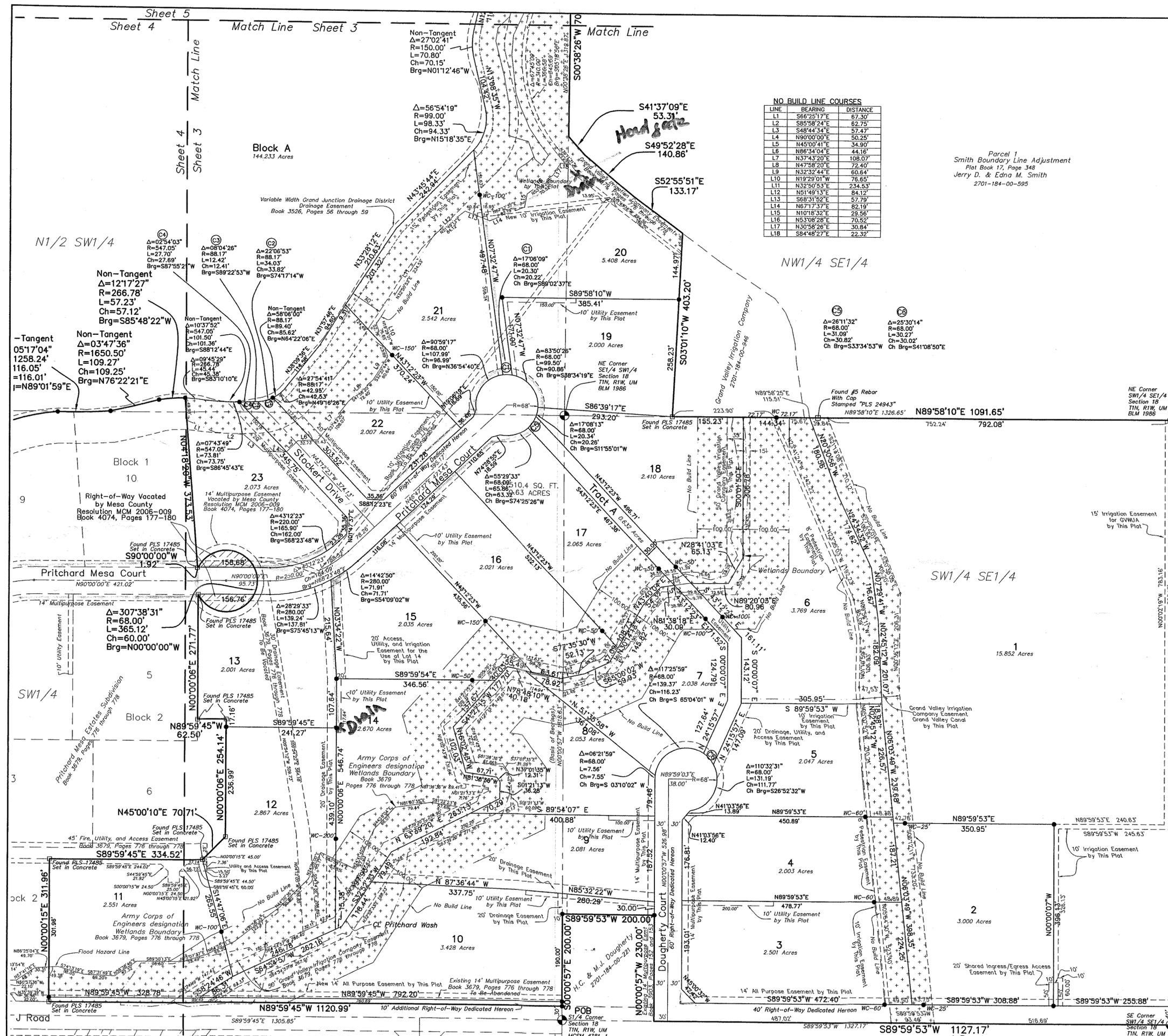
LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2003-12	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb, 2004	RAD/ILP	RSK	PRG	2	3

SW Corner Section 18 T1N, R1W, UTE MERIDIAN MCSM #377

POB S1/4 Corner Section 18 T1N, R1W, UTE MERIDIAN MCSM #381-1

Handgate for Surveying



NO BUILD LINE COURSES

LINE	BEARING	DISTANCE
L1	S86°25'17"E	67.30'
L2	S85°58'24"E	62.75'
L3	S48°44'34"E	57.47'
L4	N90°00'00"E	50.25'
L5	N45°00'41"E	34.90'
L6	N68°34'04"E	44.16'
L7	N37°43'20"E	108.07'
L8	N47°58'20"E	72.40'
L9	N32°32'44"E	60.64'
L10	N19°29'01"W	76.65'
L11	N32°53'53"E	234.53'
L12	N51°48'13"E	84.12'
L13	S68°31'52"E	57.79'
L14	N67°17'37"E	82.19'
L15	N10°18'32"E	29.56'
L16	N53°08'28"E	70.52'
L17	N30°58'28"E	33.84'
L18	S84°48'27"E	22.32'

Parcel 1
Smith Boundary Line Adjustment
Plat Book 17, Page 348
Jerry D. & Edna M. Smith
2701-184-00-585

LEGEND

- ALLOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485
(20'=Distance W=Direction to Corner - WC=Witness Corner)
- FOUND REBAR, AS NOTED
- A DURABLE CAP ON No. 5 REBAR SHALL BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105 IN CONCRETE AT ALL BOUNDARY CORNERS
- NO BUILD AREA

NOTES REQUIRED BY COUNTY:

Pursuant to C.R.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.

Block A is allowed one residential unit. A letter of request to Mesa County Development is required for the location of a 200 foot by 200 foot building envelope, at the time of application for a building permit.

At present, a maximum of 11 Lots only will be allowed for the future development of Block A. This is a zoning requirement and may change in the future.

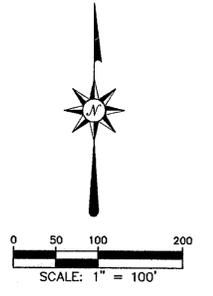
NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3-5-101.

The wetlands boundary as designated by the Army Corps of Engineers is shown on this plot and the Site Plan for this project.

The "No Build Area" is an area in which no building structures may be built. Fencing is restricted as set forth in the covenants to allow wildlife movement. Maintenance of the natural vegetation is encouraged.

There will be no disturbance allowed within the boundaries of the flood hazard line depicted on this plot or within the wetlands boundary as defined by the Army Corps of Engineers and recorded in Book 3679, Pages 776 through 778.

Restrictions appurtenant to the respective lots shown on this plot are designated on the associated Site Plan and in the Conditions, Covenants, and Restrictions recorded in the office of the Mesa County Clerk and Recorder.



AREA SUMMARY

LOTS	= 71.026 Acres	32.28%
TRACT A	= 0.700 Acres	0.32%
ROAD ROW	= 4.104 Acres	1.86%
BLOCK 4	= 144.233 Acres	65.54%
TOTAL	= 220.063 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.

SHEET 3
MCP #2004-171 FP1

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

Pritchard Mesa Estates II Subdivision
LOCATED IN
A PORTION OF SECTION 18
T1N, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
CONSULTING ENGINEERS
235 MAIN STREET, SUITE 100
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ. NO. 2004-97	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Jan., 2006	RSK	PRG		3	5