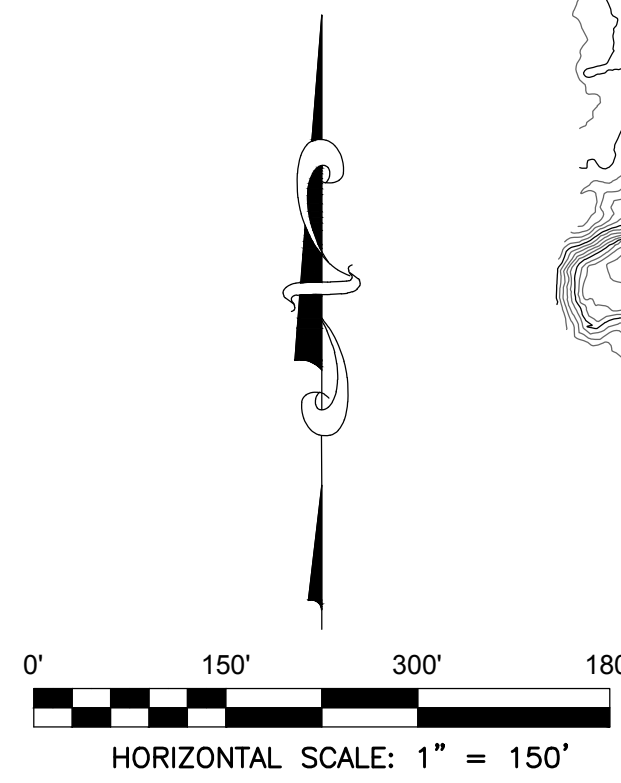


-30' ROAD EASEMENT
REC. NO. 700396 &
ROAD BOOK 1 PAGE 15



LEGEND AND ABBREVIATIONS

- ⊕ MESA COUNTY SURVEY MARKER
- FOUND 3 1/4" ALLOY CAP LS-10097
- FOUND NO. 5 REBAR & CAP LS-36561
- FOUND NO. 5 REBAR & CAP LS-18478
- FOUND NO. 5 REBAR, & CAP LS-31160
- ⊗ SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2' ABOVE GROUND
- REC. NO. RECEPTION NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- RN RECEPTION NUMBER
- T TOWNSHIP
- U.M. UTE MERIDIAN
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- SIGN (TYPE AS NOTED)
- BURIED WATER LINE
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- FENCE LINE
- BURIED SANITARY SEWER LINE
- EXISTING EDGE OF ASPHALT PAVEMENT
- OHP OVERHEAD POWER
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE

NOTES:

1. ALL UTILITY SERVICES EXIST AND ARE IN PLACE FOR LOT 1. UTILITY SERVICES ARE AVAILABLE FOR LOT 2. NO SERVICE EXTENSIONS ARE BEING PROPOSED.
2. TOGETHER WITH THE PARCEL NORTH OF LOT 1, THE OWNER HAS 37 SHARES OF GRAND VALLEY IRRIGATION COMPANY STOCK. A PORTION OF THE SHARES WILL BE TRANSFERRED UPON THE SALE OF ONE OF THE LOTS.

TRAIL EASEMENT

LINE	BEARING	DISTANCE
L1	S 62°43'15" E	170.00'
L2	S 54°48'21" E	427.16'
L3	S 44°51'01" E	485.72'
L4	S 09°51'01" E	105.33'
L5	S 87°13'17" E	100.02'
L6	N 43°30'45" E	17.00'

TRAIL EASEMENT

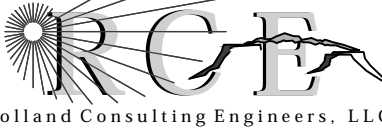
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	650.00'	80.81'	80.76'	S 81°11'08" E	7°07'24.86"
C2	1200.00'	587.37'	581.52'	S 70°43'30" E	28°02'41.14"
C3	3500.00'	367.64'	367.47'	S 59°42'42" E	6°01'05.87"
C4	3600.00'	497.32'	496.92'	S 58°45'48" E	7°54'54.12"
C5	1400.00'	291.53'	291.00'	S 60°46'16" E	11°55'51.06"
C6	500.00'	171.30'	170.46'	S 76°33'05" E	19°37'46.10"
C7	300.00'	264.97'	256.44'	S 61°03'48" E	50°36'20.98"
C8	500.00'	119.43'	119.14'	S 28°55'04" E	13°41'06.93"
C9	300.00'	252.85'	245.43'	S 46°13'15" E	48°17'28.88"
C10	600.00'	267.20'	265.00'	S 57°36'30" E	25°30'58.17"
C11	100.00'	61.09'	60.14'	S 27°21'01" E	35°00'00.00"
C12	25.00'	21.50'	20.84'	N 68°08'44" E	49°15'57.59"
C13	35.00'	41.56'	39.16'	N 77°31'50" E	68°02'08.70"
C14	400.00'	176.75'	175.32'	N 81°06'39" W	25°19'05.75"
C15	220.00'	317.64'	290.76'	S 44°52'03" W	82°43'31.06"

AREA SUMMARY

DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOT 1	100.216	4,365,395	73.30%
LOT 2	35.608	1,551,087	26.04%
RIGHT-OF-WAY	0.906	39,466	00.66%
TOTAL	136.730	5,955,948	100.00%

UTILITY PROVIDERS

SANITARY SEWER	CITY OF FRUITA
WATER	UTE WATER
IRRIGATION	GRAND VALLEY IRRIGATION CO
ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	CENTURY LINK
CABLE	CHARTER/SPECTRUM



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LAKE WEEDUNNO

COMPOSITE SITE PLAN

UTILITY AND IRRIGATION PLAN

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