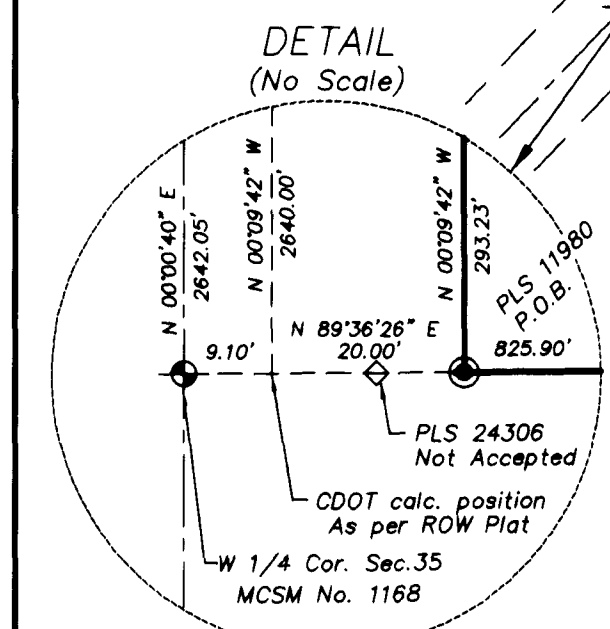
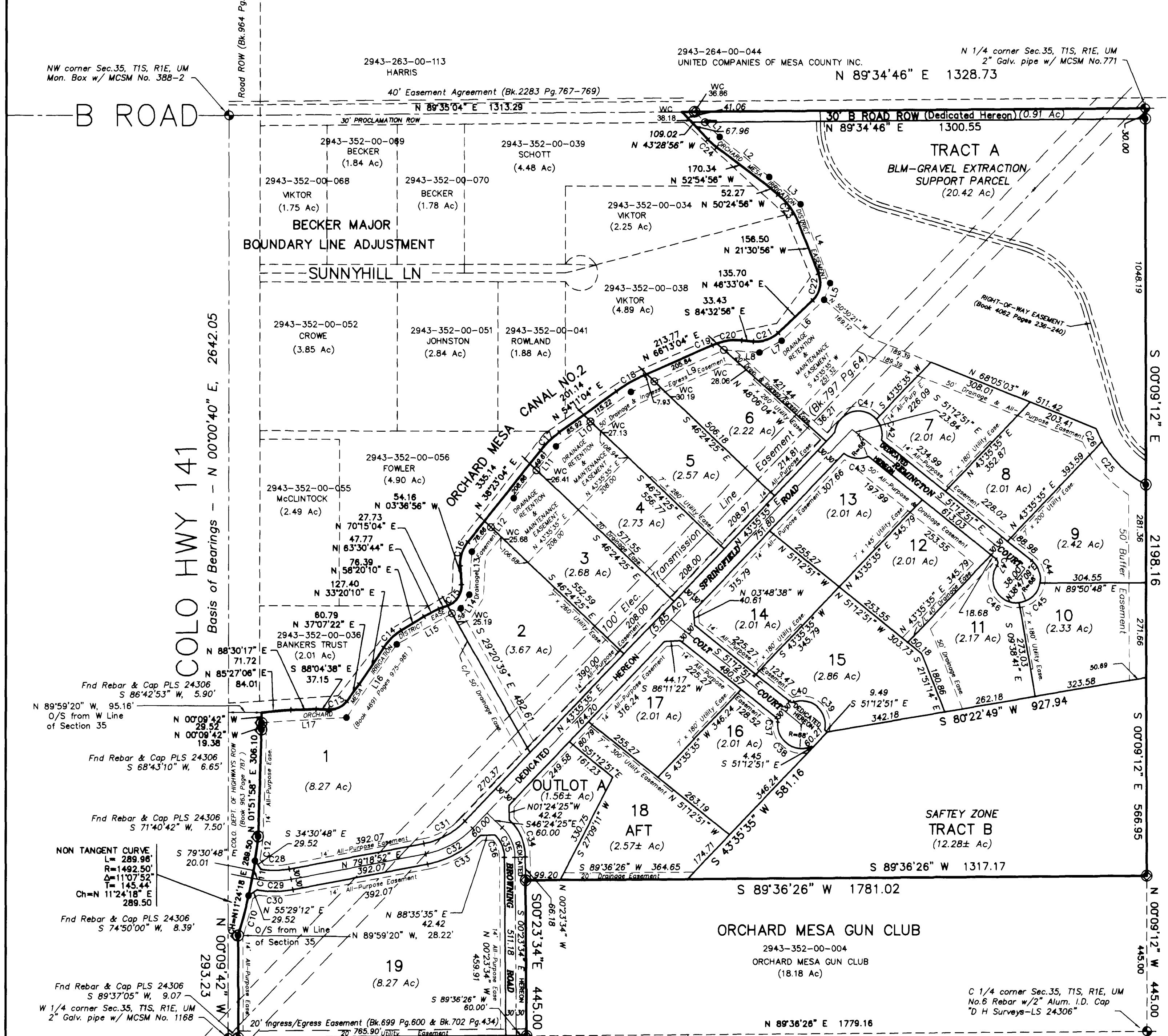


# SPRINGFIELD ESTATES SUBDIVISION

## Part of NW 1/4 of Section 35, T1S, R1E, Ute M., Mesa County, Colorado



**LAND USE**

USE	ACRES	PERCENT
19 LOTS	57.80	58.94
TRACT A	20.42	20.82
TRACT B	12.28	12.52
OUTLOT A	1.56	1.59
R.O.W.	7.04	7.18
<b>TOTAL</b>	<b>98.07</b>	<b>100.00</b>

**LEGEND**

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- ◇ FOUND NO.5 REBAR W/ I.D. CAP "D H SURVEYS- PLS 24306"
- SET NO.5 REBAR W/ 2" ALUM. I.D. CAP "WC-MAP SURVEYS-PLS 11980"
- SET NO.5 REBAR W/ 1.5" ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- CONCRETE COLLAR
- ├ CALCULATED POSITION

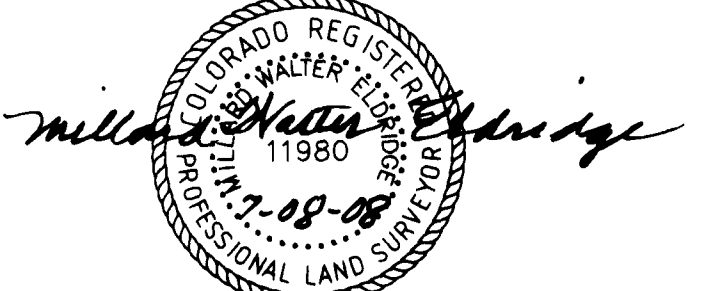
**NON-TANGENT**

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C10	117.83	1492.50	04°31'36"	59.00	N 44°42'09"	117.90
C11	101.77	1492.50	03°54'24"	50.90	N 102°19'17"	101.75
C12	70.25	1492.50	02°41'50"	35.14	N 07°11'05"	70.25
C13	57.39	60.00	54°48'00"	31.10	N 64°31'22"	55.22
C14	69.81	160.00	25°00'00"	35.47	N 45°50'10"	69.26
C15	77.35	60.00	73°52'00"	45.10	N 33°19'04"	72.11
C16	73.30	100.00	42°00'00"	38.39	N 12°31'04"	71.67
C17	74.46	270.00	15°48'00"	37.47	N 48°17'04"	74.22
C18	92.41	440.00	12°02'00"	46.38	N 60°12'04"	92.24
C19	13.62	170.00	04°35'26"	6.81	N 88°30'47"	13.62
C20	73.12	170.00	24°38'34"	37.13	N 83°07'47"	72.55
C21	78.81	90.00	48°54'00"	40.92	N 71°00'04"	74.50
C22	83.16	170.00	68°04'00"	47.27	N 12°31'04"	78.35
C23	100.88	200.00	28°54'00"	51.54	N 35°57'56"	98.81
C24	32.93	300.00	09°26'00"	16.50	N 48°11'56"	32.89
C25	179.16	200.00	34°12'58"	92.34	N 45°36'23"	176.50
C26	41.18	300.00	07°51'52"	20.62	N 24°33'58"	41.15
C28	81.30	220.00	21°10'20"	41.12	N 89°54'02"	80.83
C29	92.38	250.00	21°10'20"	46.72	N 89°54'02"	91.88

**TANGENT**

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C30	103.47	280.00	21°10'20"	52.33	N 89°54'02"	102.88
C31	137.16	220.00	35°43'17"	70.89	N 61°27'13"	134.95
C32	155.86	250.00	35°43'17"	80.56	N 61°27'13"	153.35
C33	174.57	280.00	35°43'17"	90.23	N 61°27'13"	171.75
C34	119.36	148.62	46°00'51"	63.11	N 23°24'00"	118.17
C35	95.26	118.62	46°00'51"	50.33	S 23°24'00"	92.72
C36	71.17	88.62	46°00'51"	37.63	S 23°24'00"	69.27
C37	14.06	14.00	57°32'55"	7.69	S 22°26'24"	13.48
C38	144.04	68.00	121°22'11"	121.10	S 54°21'02"	118.58
C39	144.04	68.00	121°22'11"	121.10	N 48°04'40"	118.58
C40	14.06	14.00	57°32'55"	7.69	N 79°59'19"	13.48
C41	157.87	68.00	133°01'23"	156.48	N 72°20'46"	124.73
C42	63.79	68.00	53°44'58"	34.46	N 14°10'04"	61.48
C43	75.20	68.00	63°21'49"	41.97	S 83°21'12"	71.43
C44	72.69	68.00	61°14'42"	40.25	N 20°35'30"	69.28
C45	87.44	68.00	73°40'26"	50.94	S 46°52'04"	81.54
C46	155.34	68.00	130°53'06"	148.82	N 30°51'10"	123.70
C47	20.97	14.00	85°48'14"	13.01	N 08°18'44"	19.06

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.



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.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned Springfield Ranches LLC are the owners of that real property being part of the NW 1/4 of Section 35, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado. Said ownership is demonstrated by instrument recorded in Book 3649 at Pages 849 through 852 of the records of Mesa County Clerk and Recorder. The boundary of said real property being the subject of this dedication is more particularly described as follows:

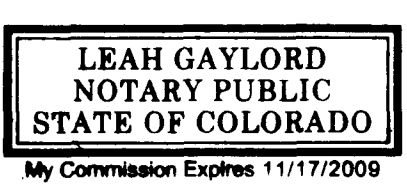
Commencing at the West 1/4 corner (MCSM No.1168) of said Section 35 from whence the Northwest corner (MCSM No.388-2) of said Section 35 which bears North 00°00'40" East, 2642.05 feet with all bearings contained herein being referenced thereto.  
Thence North 89°36'26" East along the South line of said NW 1/4 of Section 35 a distance of 9.10 feet to the Colo. Dept. of Highways point for the calculated West 1/4 corner of said Section 35, thence North 89°36'26" East, 20.00 feet to the POINT OF BEGINNING on the Easterly right-of-way line of Highway 141 as described in Book 963 at Page 787 of the records of Mesa County Clerk and Recorder being a set #5 rebar with an aluminum cap stamped "MAP Surveys-PLS 11980". Thence following along said Easterly right-of-way line the following five (5) courses:  
1) North 00°09'42" West a distance of 293.35 feet to another set rebar and cap.  
2) Along the arc of a non-tangent curve to the left having a radius of 1492.50 feet a distance of 289.96 feet, the chord of which bears North 11°24'18" East a distance of 289.50 feet to another set rebar and cap.  
3) North 01°51'58" East a distance of 306.10 feet to another set rebar and cap.  
4) North 00°09'42" West a distance of 19.38 feet to the Southerly easement line of Orchard Mesa Irrigation District Canal No.2 to another set rebar and cap.  
5) North 00°09'42" West a distance of 29.52 feet to the centerline of Orchard Mesa Irrigation District Canal No.2.  
Thence continuing along the said canal centerline through course number 34:  
6) North 85°27'06" West a distance of 109.02 feet to a point on the North line of said NW 1/4 of Section 35 from whence a witness corner bears North 89°34'46" East, 36.86 feet.  
7) North 88°30'17" East a distance of 71.72 feet.  
8) South 88°04'38" East a distance of 37.15 feet.  
9) 57.39 feet along a 60 foot radius curve to the left with a central angle of 54°48'00" the chord of which bears North 64°31'22" East a distance of 55.22 feet.  
10) North 37°07'22" East a distance of 60.79 feet.  
11) North 33°20'10" East a distance of 127.40 feet.  
12) 89.81 feet along a 160 foot radius curve to the right with a central angle of 25°00'00" the chord of which bears North 45°50'10" East a distance of 69.26 feet.  
13) North 52°02'10" East a distance of 76.39 feet.  
14) North 63°30'44" East a distance of 47.77 feet.  
15) North 70°15'04" East a distance of 27.73 feet.  
16) 77.35 feet along a 80 foot radius curve to the left with a central angle of 73°52'00" the chord of which bears North 33°19'04" East a distance of 72.11 feet.  
17) North 03°36'56" West a distance of 54.16 feet.  
18) 73.30 feet along a 100 foot radius curve to the right with a central angle of 42°00'00" the chord of which bears North 45°50'10" East a distance of 71.67 feet.  
19) North 38°23'04" East a distance of 335.14 feet.  
20) 74.46 feet along a 270 foot radius curve to the right with a central angle of 15°48'00" the chord of which bears North 46°17'04" East a distance of 74.22 feet.  
21) North 54°11'04" East a distance of 201.14 feet.  
22) 92.41 feet along a 440 foot radius curve to the right with a central angle of 12°02'00" the chord of which bears North 60°12'04" East a distance of 92.24 feet.  
23) North 66°13'04" East a distance of 213.77 feet.  
24) 88.74 feet along a 170 foot radius curve to the right with a central angle of 29°14'00" the chord of which bears North 80°50'04" East a distance of 85.80 feet.  
25) South 84°32'56" East a distance of 33.43 feet.  
26) 76.81 feet along a 90 foot radius curve to the left with a central angle of 48°54'00" the chord of which bears North 71°00'04" East a distance of 74.50 feet.  
27) North 46°33'04" East a distance of 135.70 feet.  
28) 83.16 feet along a 70 foot radius curve to the left with a central angle of 68°04'00" the chord of which bears North 12°31'04" East a distance of 78.35 feet.  
29) North 21°30'56" West a distance of 127.40 feet.  
30) 100.88 feet along a 200 foot radius curve to the left with a central angle of 28°54'00" the chord of which bears North 35°57'56" West a distance of 98.81 feet.  
31) North 52°02'10" West a distance of 52.27 feet.  
32) North 52°54'58" West a distance of 170.34 feet.  
33) 32.93 feet along a 200 foot radius curve to the right with a central angle of 09°26'00" the chord of which bears North 48°11'56" West a distance of 32.89 feet.  
34) North 48°33'04" East a distance of 109.02 feet to a point on the North line of said NW 1/4 of Section 35 from whence a witness corner bears North 89°34'46" East, 36.86 feet.  
Thence North 89°34'46" East along the North line of said NW 1/4 of Section 35 a distance of 1328.73 feet to the North one-quarter corner (MCSM No.771) of said Section 35.  
Thence South 00°09'12" East along the East line of said NW 1/4 of Section 35 a distance of 2198.16 feet to the Northeast corner of Orchard Mesa Gun Club Inc. parcel described by instrument recorded in Book 702 at Page 434 of the records of Mesa County Clerk and Recorder which bears North 00°09'12" West a distance of 445.00 feet from the center quarter corner of said Section 35 being a set 3/4" rebar with a 2 inch diameter aluminum cap stamped "D H Surveys Inc. - LS 24306".  
Thence South 89°36'26" West along the North boundary of said parcel a distance of 1781.02 feet to the Northwest corner thereof (LS 24306).  
Thence South 00°23'34" East along the West boundary of said parcel a distance of 445.00 feet to the Southwest corner thereof (LS 24306) on the South line of the said NW 1/4 of Section 35.  
Thence South 89°36'26" West along the South line of the said NW 1/4 of Section 35 a distance of 825.90 feet to the point of beginning.

The above parcel, as described, contains 98.07 acres, more or less.  
Said owner has caused the described real property to be surveyed, laid out and to be publicly known as:  
SPRINGFIELD ESTATES, a subdivision of the County of Mesa and State of Colorado.  
That said owner does hereby offer for dedication in fee simple and set apart the road rights-of-way laid out by this plat to the public forever.  
That said owner does hereby grant the All-Purpose easements and other easements designated by use on this plat as perpetual easements for the installation and maintenance of road cut and fill slopes, sight-triangles, drainage and utilities, including but not limited to water, electric, gas, cable and telephone lines. All such designated easements shall be used in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

That said owner does hereby reserve and set aside TRACT A (Gravel Extraction Support Parcel) shown hereon for the use of their heirs and assigns to insure each Residential Lot shown hereon shall be served by buffering, safety and drainage mitigation to the maximum extent possible.  
That said owner does hereby reserve and set aside TRACT B (Safety Zone) and the ingress/egress and buffer easements shown hereon for the use of their heirs and assigns to insure each Lot shown hereon shall be served by buffering, safety and drainage mitigation to the maximum extent possible.  
That said owner does hereby grant in fee simple OUTLOT A to Springfield Estates Water and Drainage Company for drainage easements and detention facilities. Springfield Estates Water and Drainage Company shall maintain OUTLOT A and preserve to the extent possible its use as Open Space and maintain Drainage Retention Easements and drainage control berms and channels to insure proper function.  
Said owners hereby certify that all lienholders or encumbrancers, if any, associated with the interests of this plat have contacted and said holder acknowledgements are demonstrated by separate document recorded in Book 4624 at Pages 462 to 472.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed.  
SPRINGFIELD RANCHES LLC  
Gary Rinderle, President

STATE OF COLORADO }  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this 9th day of July, A.D., 2008.  
Witness my hand and official seal: *Leah Gaylord* Notary Public

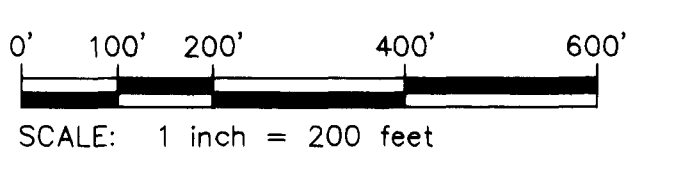


My commission expires 11/17/09  
STATE OF COLORADO }  
COUNTY OF MESA }  
CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 2:01 o'clock P.M. on this 25th day of July, A.D., 2008 and was recorded as reception number 2450243 in Book 4703 on page 340 on July 10, 2008.  
Janice Rich, Clerk and Recorder  
Ginny Baughman, Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
Accepted this 17th day of July, A.D., 2008.  
Board of County Commissioners of the County of Mesa, Colorado.  
*Janis Paulson*, Chairman

PLAT NOTES  
1) 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 for SPRINGFIELD ESTATES and shall result in a vested right.  
2) The Declaration of Covenants and Restrictions for SPRINGFIELD ESTATES are recorded in Book 4691 at Pages 982 through 987 in the records of Mesa County Clerk and Recorder.  
3) RIGHT TO FARM ACT NOTICE: 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.  
4) Restrictions appurtenant to the respective lots shown on this plat are designated on the associated SPRINGFIELD ESTATES SITE PLAN recorded in the office of the Mesa County Clerk and Recorder.  
5) NO IRRIGATION WATER AVAILABLE - Landscaping must be supported by domestic water sources. No lot owner shall be allowed to use the Orchard Mesa Irrigation District Canal No.2 or Ute Water Conservancy District domestic water tap as an irrigation water source without the express written consent of said District.  
6) Research for easements, rights-of-way, liens and encumbrances was completed by Meridian Land Title, LLC Order No. GJR85001021



LINEAL UNITS used on this plat are U.S. Survey feet.

NOTE: BASIS OF BEARING is assumed to be N 00°00'40" E, between the west one-quarter corner (MCSM No.1168) of Section 35, T1S, R1E, Ute Meridian and the northwest corner (MCSM No.388-2) of Section 35, T1S, R1E, Ute Meridian.

**SPRINGFIELD ESTATES**  
NW 1/4 Sec.35, T1S, R1E, UTE M.

PLANNING NO: 2004-113 FN1  
DATE: July 01, 2008 SCALE: 1" = 200'

**MAP Surveys, Inc.**  
MAPPING - PLANNING - SURVEYING  
P.O. BOX 290, MESA, COLORADO 81643  
(970)268-5851 FAX (970)268-5256