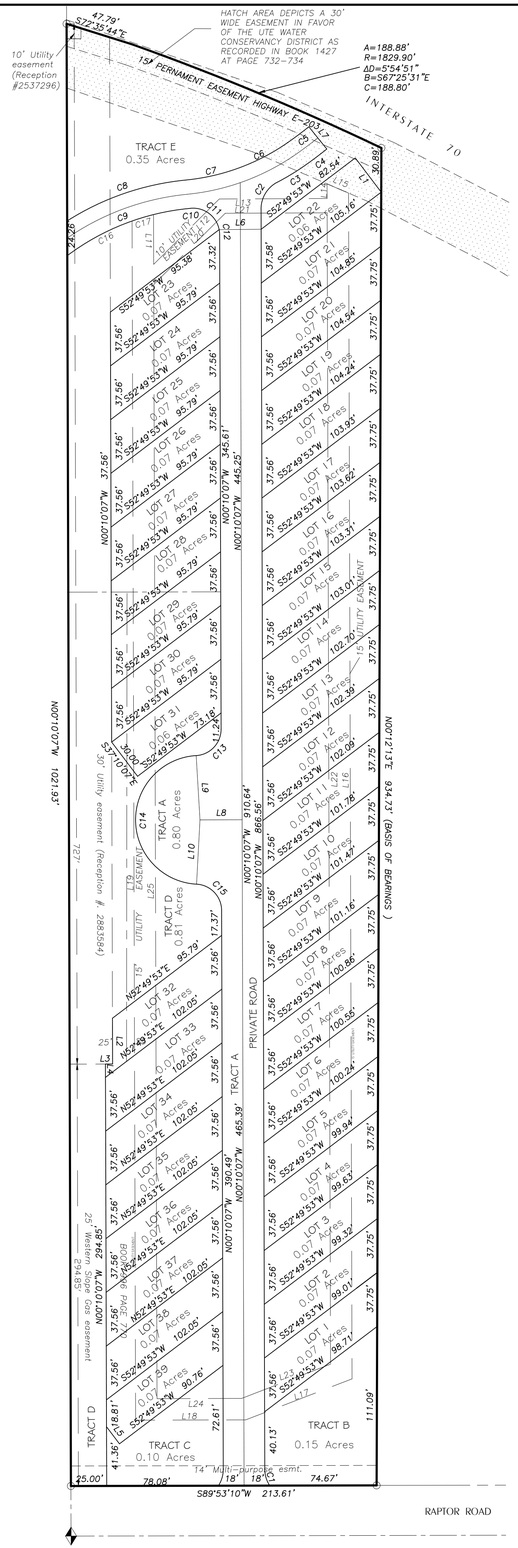

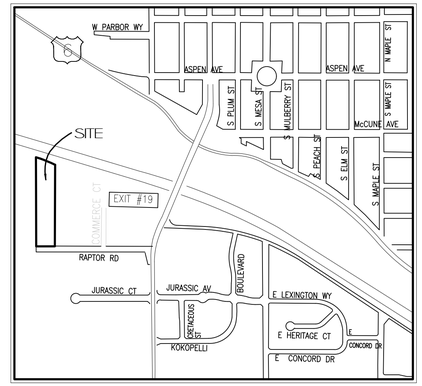

Vicinity Map
(NOT TO SCALE)

Additional Recorded Information

Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

Tract A to Raptor Crossing Motorcoach Association, Inc.: for private road, hammerhead, curb, gutters.

Tract B to Raptor Crossing Motorcoach Association, Inc.: For Detention Area

Tract C to Raptor Crossing Motorcoach Association, Inc.: For Detention Area

Tract D to Raptor Crossing Motorcoach Association, Inc.: For landscaped areas, parking areas, clubhouse areas.

Tract D to Raptor Crossing Motorcoach Association, Inc.: For landscaped areas, parking areas, clubhouse areas.

Utility Easements to Raptor Crossing Motorcoach Association, Inc.:

LEGEND

- *FOUND 2" ALUM. CAP*
- *FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)*
- *FOUND SURVEY MARKER IN MONUMENT BOX*
- *FOUND SURVEY MONUMENT AS DESCRIBED*
- *NO.5 REBAR W/CAP L.S. 30111*

0 50 100 150

AREA SUMMARY

LOTS = 2.68 ACRES = 55%
TRACTS = 2.21 ACRES = 45%
TOTAL = 4.89 Acres = 100%

Per Colorado Statute number 38-51-106(1) all Lineal units on this plat are U.S. Survey feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	21.00'	12.19'	12.02'	N16°47'54"W	33°15'35"
C2	21.00'	22.99'	21.86'	N31°11'21"E	62°42'55"
C3	170.00'	22.33'	22.32'	N58°46'59"E	7°31'37"
C4	292.02'	19.40'	19.39'	N5°07'00"E	3°48'21"
C5	272.02'	18.07'	18.07'	S5°07'00"W	3°48'21"
C6	150.00'	41.43'	41.30'	S62°55'55"W	15°49'29"
C7	150.00'	35.62'	35.54'	S77°38'52"W	13°36'25"
C8	188.31'	88.52'	87.71'	S70°59'01"W	26°56'07"
C9	168.31'	92.10'	90.96'	N68°46'27"E	31°21'14"
C10	170.00'	1.26'	1.25'	S84°14'24"W	0°25'20"
C11	18.50'	27.46'	25.00'	S53°27'16"E	85°01'59"
C12	18.50'	3.48'	3.47'	N05°33'11"W	10°46'09"
C13	18.50'	28.02'	25.42'	S43°13'37"W	86°47'29"
C14	45.00'	136.33'	89.86'	S00°10'07"E	173°34'57"
C15	18.50'	28.02'	25.42'	S43°33'51"E	86°47'29"
C16	168.31'	51.54'	51.34'	N61°52'10"E	17°32'41"
C17	168.31'	15.65'	15.65'	N73°18'21"E	5°19'42"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N37°10'07"W	30.02'
L2	S00°10'07"E	32.04'
L3	S89°52'50"W	5.00'
L4	S00°10'07"E	9.30'
L5	S37°10'07"E	14.98'
L6	S89°30'26"W	29.33'
L7	N38°47'10"W	20.00'
L8	S89°49'53"W	29.45'
L9	N03°22'38"W	45.00'
L10	S03°02'24"W	45.00'
L11	S00°10'07"E	34.77'
L12	N45°06'24"E	64.69'
L13	N89°44'44"E	75.16'
L14	N00°10'07"W	10.26'
L15	S66°40'56"E	16.35'
L16	S00°10'07"E	828.70'
L17	S68°54'20"W	79.64'
L18	S89°49'58"W	76.93'
L19	S00°10'07"E	838.09'
L20	N45°06'24"E	70.46'
L21	N89°43'59"E	71.25'
L22	S00°10'07"E	804.27'
L23	S68°54'20"W	66.55'
L24	S89°50'02"W	59.16'
L25	N00°10'07"W	778.70'

SURVEYOR'S CERTIFICATE

I, David M. Morris, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the Raptor Crossing PUD, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED THIS BEGINNING DAY _____ day _____ , 2022.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DAVID MAX MORRIS 30111

David M. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 30111

FINAL PLAT

Raptor Crossing PUD

Replat of LOT 1 S.H.A.L. MINOR SUBDIVISION (Reception #2271531)
SITUATED IN THE NE1/4 SE1/4 SECTION 18, T1N, R2W OF THE UTE MERIDIAN
CITY OF FRUITA, COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That, SITTNER CONST LLC, is the owner of record of that real property situated in the NE1/4 SE1/4 Section 18, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Reception 2885486, of the records of the office of the Mesa County Clerk and Recorder. Said owner does hereby plat said property under the name and style of Raptor Crossing PUD and being more particularly described as follows:

DESCRIPTION: Reception 2885486

LOT 1

S.H.A.L. MINOR SUBDIVISION

COUNTY OF MESA, STATE OF COLORADO

Said owner hereby acknowledges that all lien holders and encumbrancers, if any, associated with the interest of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, SITTNER CONST LLC, has caused his name to be hereunto subscribed this_____ day of_____ A.D., 2022.

OWNER: SITTNER CONST LLC Signed BY:

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

On this_____day of_____, A.D., 2022, before me the undersigned officer, SITTNER CONST LLC, personally appeared and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

Witness my hand and official seal.
My commission expires_____ Notary Public _____

Address_____

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this_____ day of_____ 2022, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a planning clearance building permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, street lighting, street signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owner designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing the City Council.

CITY OF FRUITA, COLORADO BY: _____
Mayor

Witness my hand and official seal of the City of Fruita, Colorado
ATTEST:

_____
City Clerk

COMMUNITY DEVELOPMENT DIRECTOR

This plat approved by the City of Fruita Community Development Department the _____ day of _____ 2022.

_____
Community Development Department Director

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)
This plat was filed for the record in the office of the Mesa County Clerk and Recorder at_____ o'clock at_____ M.; on the_____ day of_____ 2022

in Book No._____ Page No._____ Reception No._____ Drawer No._____ Fee: _____

_____
Mesa County Clerk and Recorder

_____
Deputy

Basis of Bearings Statement:

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the East line of Lot 1 S.H.A.L. Minor Subdivision as recorded at Reception #2271531 at the Mesa County Clerk and Recorders Office.

The measured bearing of this line is N00°12'13"E.

853 RAPTOR ROAD

Final Plat

SITUATED IN THE NE1/4 SE1/4 SECTION 18, T1N, R2W OF THE UTE MERIDIAN

FOR: S.H.A.L. LLC	*Surveying Western Colorado Since 1979* Q.E.D. SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd. Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025	SURVEYED BY: MSM	
ACAD ID: 853 Raptor SUB		DRAWN BY: MEM	
SCALE: 1" = 50'		CHECKED BY: DMM	
DATE: 8/11/2022		SHEET NO.	
		FILE: 2022-206.1	