

FAIRWAY PARK 1 ST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.B.W. Builders Inc. are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the SW 1/4 of Section 36, Township 1 South Range 1 West of the Ute Principal Meridian, as shown by the accompanying plat thereof: said tract being more specifically described by metes and bounds as follows:

Beginning at a point on the West line of Section 36, T1N R1W of the Ute Meridian from whence the Southwest Corner of Section 36 bears South 660.0 feet, thence South 25.0 feet, thence East 525.05 feet, thence along the arc of a 325.0 foot radius curve to the left 123.62 feet (the cord of which bears N 79° 06' 13" E 122.87 FT), thence N 04° 22' E 57.0 feet, thence along the arc of a 275.0 foot radius curve to the left 298.14 feet (the cord of which bears N 31° 58' 24" E 283.75 feet), thence N 0° 54' E 192.88 feet, thence West 134.77 feet, thence N 02° 25' E 180.14 feet, thence West 472.04 feet, thence N 67° 31' W 93.9 feet, thence S 65° 00' W 85.0 feet, thence West 40.0 feet, thence South 668.2 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Fairway Park 1st Addition, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches flumes and conduits.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser—not the County of Mesa.

IN WITNESS WHEREOF, said owners C.B.W. Builders Inc. have caused their names to be hereunto subscribed this 25th day of June, A.D., 1974.

William E. Foster
William E. Foster (President)

Warren E. Gardner
Warren E. Gardner (Secretary)

Charles V. Woodard
Charles V. Woodard (Vice President)

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 25th day of June, A.D., 1974, by C.B.W. Builders Inc., Warren E. Gardner, William E. Foster and Charles V. Woodard, as Affiliates of.

My Commission expires October 10, 1977.
Witness my hand and official seal.

Mary E. Garrison
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss. 1072445

I hereby certify that this instrument was filed in my office at 4:46 o'clock P.M., July 18, A.D., 1974, and is duly recorded in Plat Book No. 11, Page 112.

Anna M. Brunston
Clerk and Recorder

Fees \$ 10.00 By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8 day of July, A.D., 1974.
County Planning Commission of the County of Mesa, Colorado.

By *James H. Hill*
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 15th day of July, A.D., 1974.
Board of County Commissioners of the County of Mesa, Colorado.

By *William J. Turner*
Chairman

SURVEYOR'S CERTIFICATE

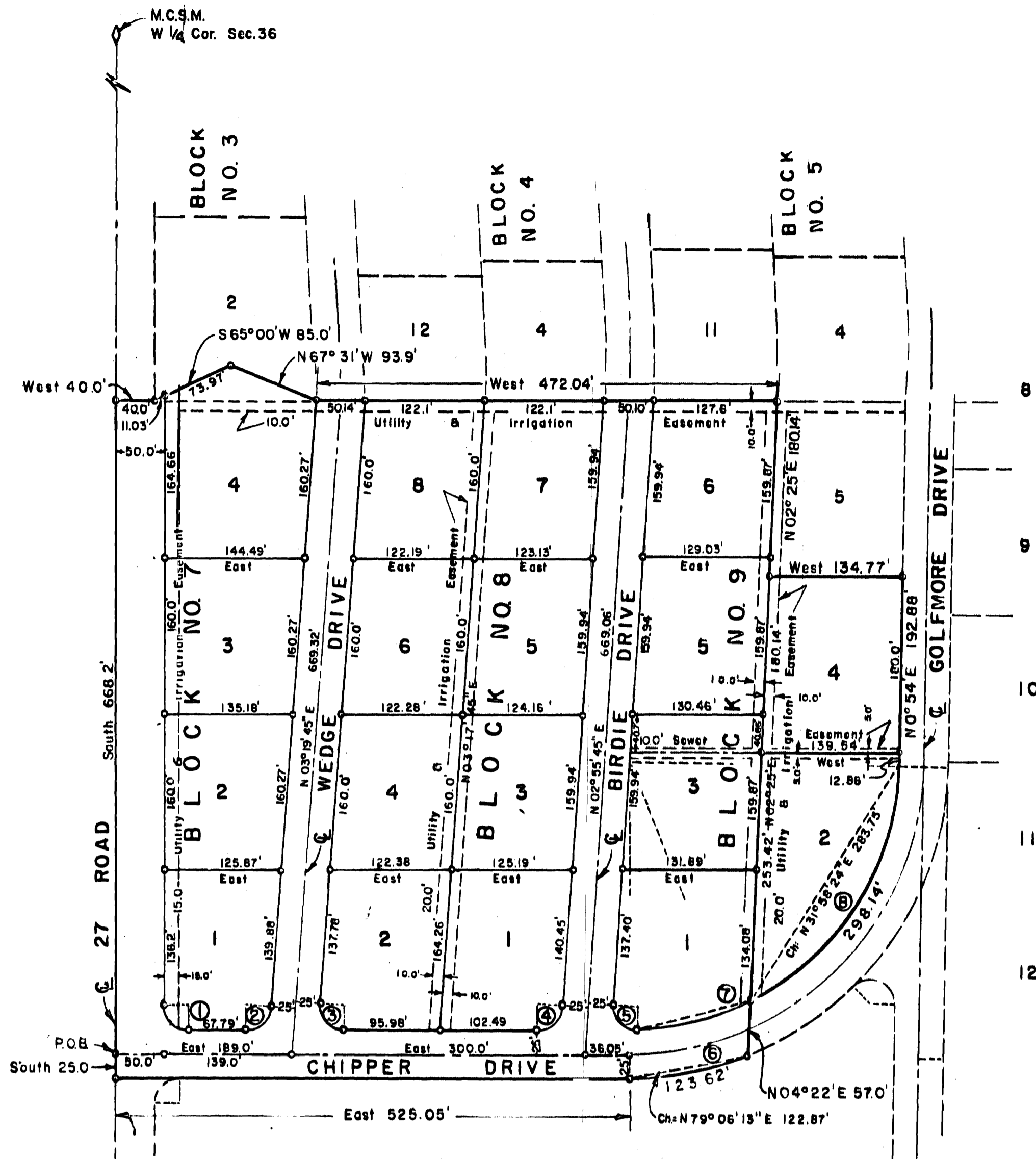
I, Clarence J. Bielak do hereby certify that the accompanying plat of Fairway Park 1st Addition, a subdivision of a part of the County of Mesa has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same.

Approved for content and form only and not to the accuracy of surveys, calculations and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

Robert D. Wood
Mesa County Surveyor

Ernest H. Sauer
Mesa County Road Dept. Date 7-8-74

Thomas Lealbert
Utilities Coordinating Committee Date 7/16/74

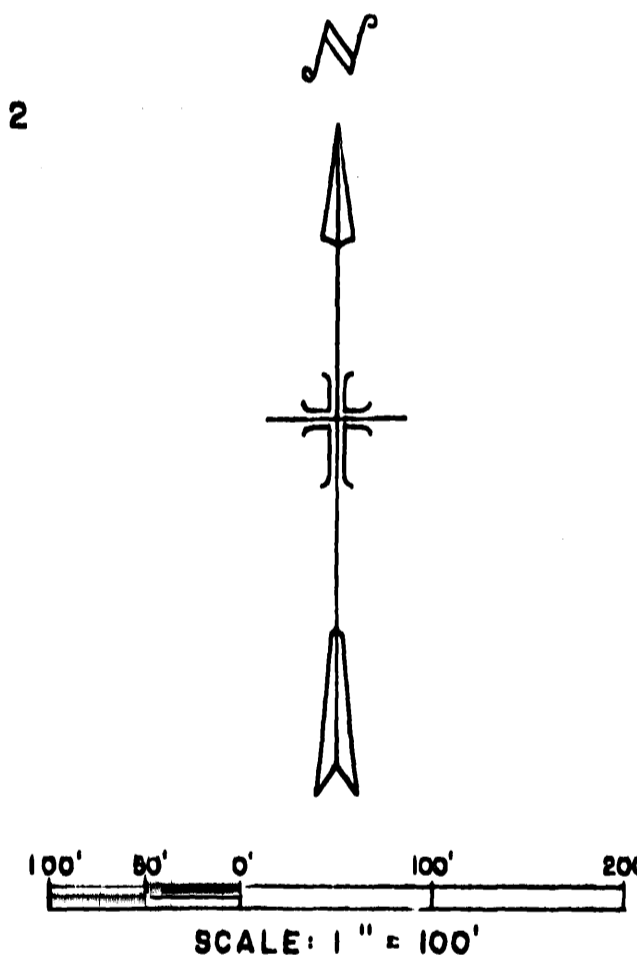


VINTAGE 70

CURVE DATA						
CURVE NO.	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD DISTANT	CURVE LENGTH
1	90°00'	25.0'	25.0'	S45°00'E	35.36'	39.27'
2	86°40'15"	25.0'	23.59'	N46°39'53"E	34.31'	37.82'
3	93°19'45"	25.0'	26.41'	S43°20'07"E	36.37'	40.72'
4	87°04'15"	25.0'	23.75'	N46°27'52"E	34.44'	37.99'
5	96°44'30"	25.0'		S45°26'30"E	37.38'	42.21'
6	21°47'34"	325.0'		N79°36'13"E	122.87'	123.62'
7	23°12'17"	275.0'		N71°15'17"E	110.34'	111.37'
8	62°07'	275.0'		N31°58'24"E	283.75'	298.14'
9	89°06'	300.0'	295.32'	⊙	ROAD	466.53'

LEGEND

- ⊙ Mesa County Survey Monument
- ⊕ # 5 Rebar set in concrete
- ⊕ # 5 Rebar W/Cap No. 2729



WESTERN ENGINEERS, INC.
PLAT OF
FAIRWAY PARK 1ST. ADD.
MESA COUNTY, COLORADO
SURVEYED C.J.B. DRAWN S.L.A. CHECKED C.J.B.
GRAND JUNCTION, COLO. DWG. 1-700-2 5/17/74