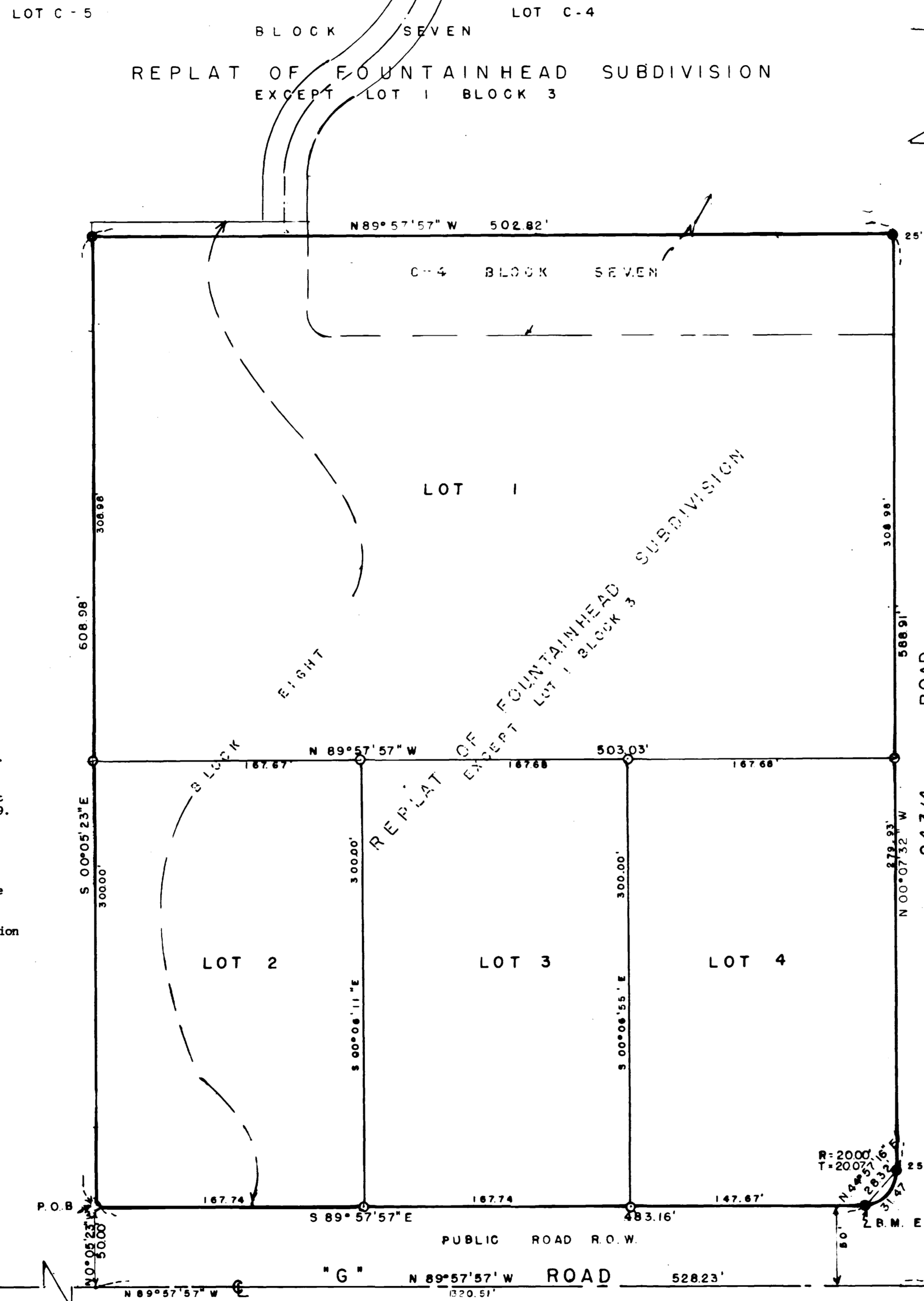
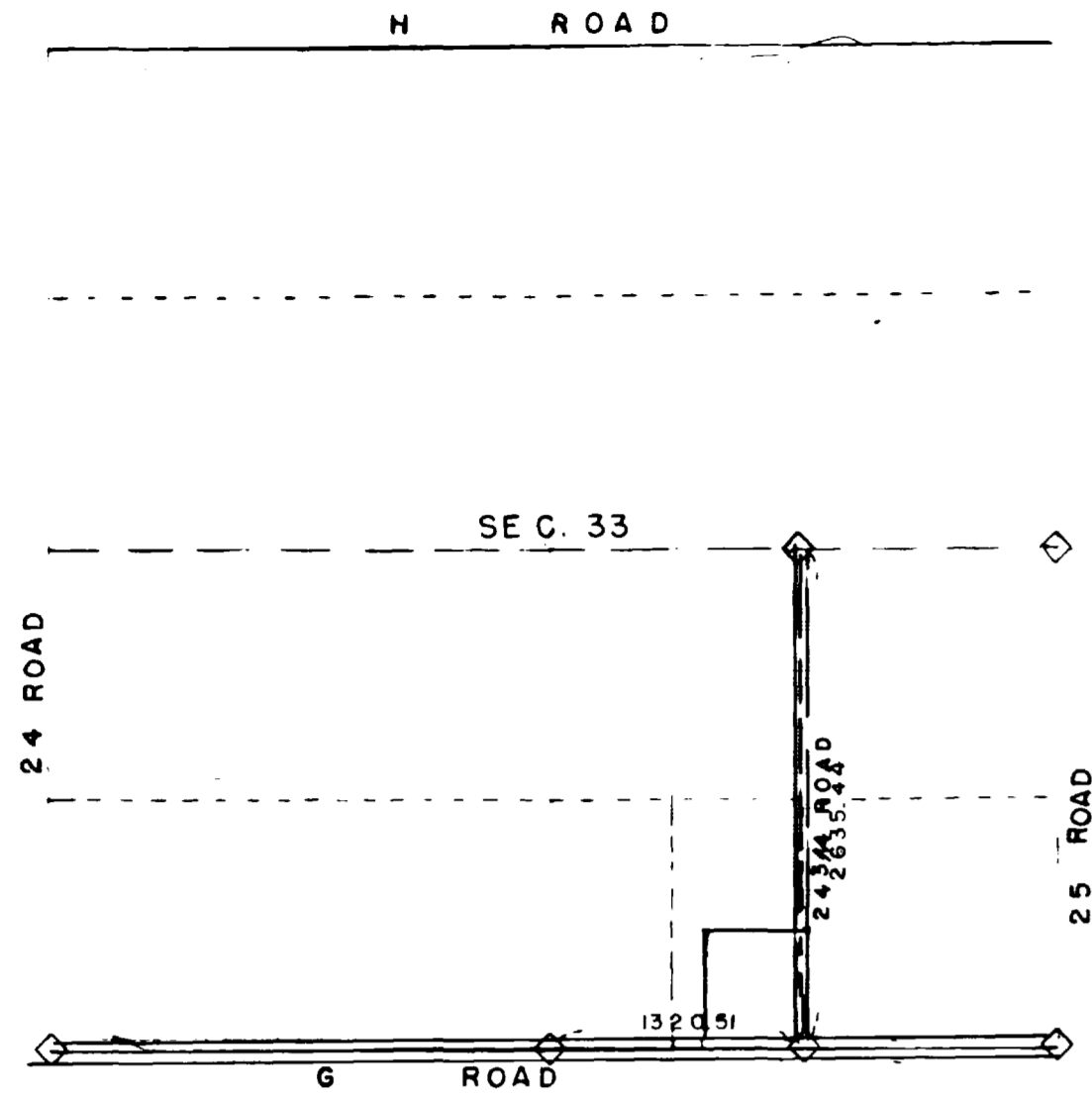


# PAYTON SUBDIVISION

## A REPLAT OF PART OF BLOCK EIGHT AND PART LOT C-4 BLOCK SEVEN OF THE REPLAT OF FOUNTAINHEAD SUBDIVISION EXCEPT LOT 1 BLOCK THREE



CENTER  
E 1/16 SEC 33  
T. 1 N., R. 1 W.,  
UTE P.M.  
(A B.L.M. BRASS CAP)

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, PAYTON ROBERSON, is the owner of that real property situated in Lot 60 of PAMONIA PARK, EXCEPT the West 132 feet thereof, now being a part of REPLAT OF FOUNTAINHEAD SUBDIVISION EXCEPT LOT 1, BLOCK THREE, Mesa County, Colorado as recorded in Book 1650, Page 246-248 of the Mesa County Clerk's records and is more particularly described as follows:

Assuming the South line of SW 1/4 SE 1/4 Section 33, T. 1 N., R. 1 W., Ute P.M. bears N 89°57' 57" W and all other bearings herein contained are relative thereto, commencing at the SE corner SW 1/4 SE 1/4 Section 33, T. 1 N., R. 1 W., Ute P.M. (a Mesa County Survey Monument), thence N 89°57' 57" W along the South line of said SW 1/4 SE 1/4 Section 33 528.23 feet, thence N 00°05' 23" W 50.00 feet to the True Point of beginning, thence S 89° 57' 57" E 483.16 feet to the P. C. of a curve to the left, thence along the arc of said curve to the left 31.47 feet, the chord of which bears N 44°57' 16" E 28.32 feet to the West R.O.W. line of Mesa County Road, thence N 0°07' 32" W along said West R.O.W. 588.91 feet, thence N 89°57' 57" W 502.82 feet, thence S 00°05' 23" E 608.98 feet to the True Point of beginning.

That said owner has caused the said real property to be laid out and surveyed as PAYTON SUBDIVISION, a replat of part of Block 8 and part of Lot C-4 Block 7 of the Replat of Fountainhead Subdivision, Except Lot 1 Block 3, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 to County of Mesa, that portion of real property labeled as Public Road R.O.W.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 5th day of Feb. A.D. 1988.

*Payton Roberson*  
Payton Roberson

STATE OF COLORADO ) The foregoing instrument was acknowledged before me this 5th  
Day of Feb. A.D. 1988, by Payton Roberson.  
COUNTY OF MESA ) My Commission Expires 11/19/89  
Witness my hand and official Seal. *Betty Jane Cope*  
Notary Public

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 3:00 P.M. this 19th day of April 1988 A.D.  
*Earl Sawyer*  
CLERK AND RECORDER

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 21st day of April 1988 A.D. County Planning Commission of Mesa County Colorado.  
*Mary K. Fisher*  
CHAIRMAN

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 19th day of APRIL 1988 A.D. Board of County Commissioners of the County of Mesa Colorado.  
*Melaine Nelson*  
CHAIRMAN

**UTILITIES COORDINATING COMMITTEE**

Approved this 17th day of APRIL 1988 A.D. Utilities Coordinating Committee of the County of Mesa, Colorado.  
*Richard D. Mills*  
U.C.C. CHAIRMAN

**THE OWNERS WISH TO DELETE (NULL & VOID) THE FOLLOWING:**

- Terms, conditions and provisions of Subdivisions Improvements recorded July 6, 1983 in Book 1443 at Page 151 and Letter of Guarantee recorded July 6, 1983 in Book 1443 at Page 183.
- Restrictions, which do not contain reversionary clauses, imposed upon the within described property by instrument recorded July 6, 1983 in Book 1443 at Page 183.
- Terms, conditions and provisions of Fountain Homeowners Association, Inc. recorded July 6, 1983 in Book 1443 at Page 194.
- Terms, conditions and provisions of resolution regarding open space fees and development impact fees as set forth in instrument No. MCM 84-126 recorded October 16, 1984 in Book 1512 at Page 939.
- Note: 1.) All private roadways shown are ingress/egress and utility easements.  
2.) All tracts are designated common open space and utility easements.  
3.) All dimensions to lot corners are at right angles to base lines unless otherwise noted.
- Unrecorded liens for unpaid water and sewer service and installation charges, if any, and any special assessments.
- Taxes for the year 1987 a lien, but yet not yet due or payable.

SW COR.  
SW 1/4 SE 1/4  
SEC. 33, T. 1 N.  
R. 1 W. UTE P.M.

**NOTICE**

According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you 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.

**LEGEND**

- M.C.S.M. SURVEY LAND MONUMENT BRASS CAP
- 5/8" X 20" REBAR WITH CAP NO. L.S. 11221
- 5/8" REBAR & CAP FOUND IN PLACE SET BY PARAGON ENG.
- ALL BEARINGS HEREON BEING RELATIVE TO N 89°57'57" W BETWEEN FOUND SURVEY MONUMENTS ON TWO CORNERS OF SW 1/4 SE 1/4 SEC. 33

**ACREAGE SUMMARY**

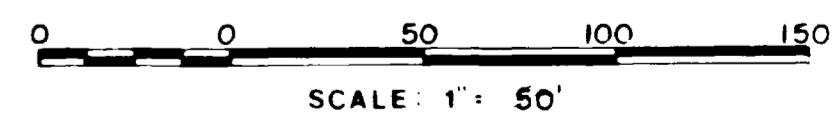
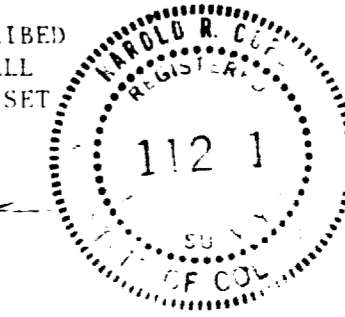
LOT 1	=	3.567 ACRES
LOT 2	=	1.155 ACRES
LOT 3	=	1.155 ACRES
LOT 4	=	1.153 ACRES
<b>TOTAL</b>	=	<b>7.030 ACRES</b>

**SURVEYOR'S CERTIFICATE**

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 12TH DAY OF JUNE 1987 A.D.

COPE SURVEYING COMPANY  
1625 North 17th, Grand Jct., CO 81501  
243-C760

HAROLD R. COPE  
REGISTERED LAND SURVEYOR, NO. 11221



**ROBERSON, PETE**

**PAYTON SUBDIVISION**

**A REPLAT OF BLOCK EIGHT AND PART LOT C-4 BLOCK SEVEN OF THE REPLAT OF FOUNTAINHEAD SUBDIVISION EXCEPT LOT 1 BLOCK THREE**

**COPE SURVEYING COMPANY**

1625 17th STREET  
GRAND JUNCTION COLORADO

BOOK NO. 21	DATE OF SURVEY JUNE 3, 1987
PLATTED BY Z. J. COPE JUNE 11, 1987	