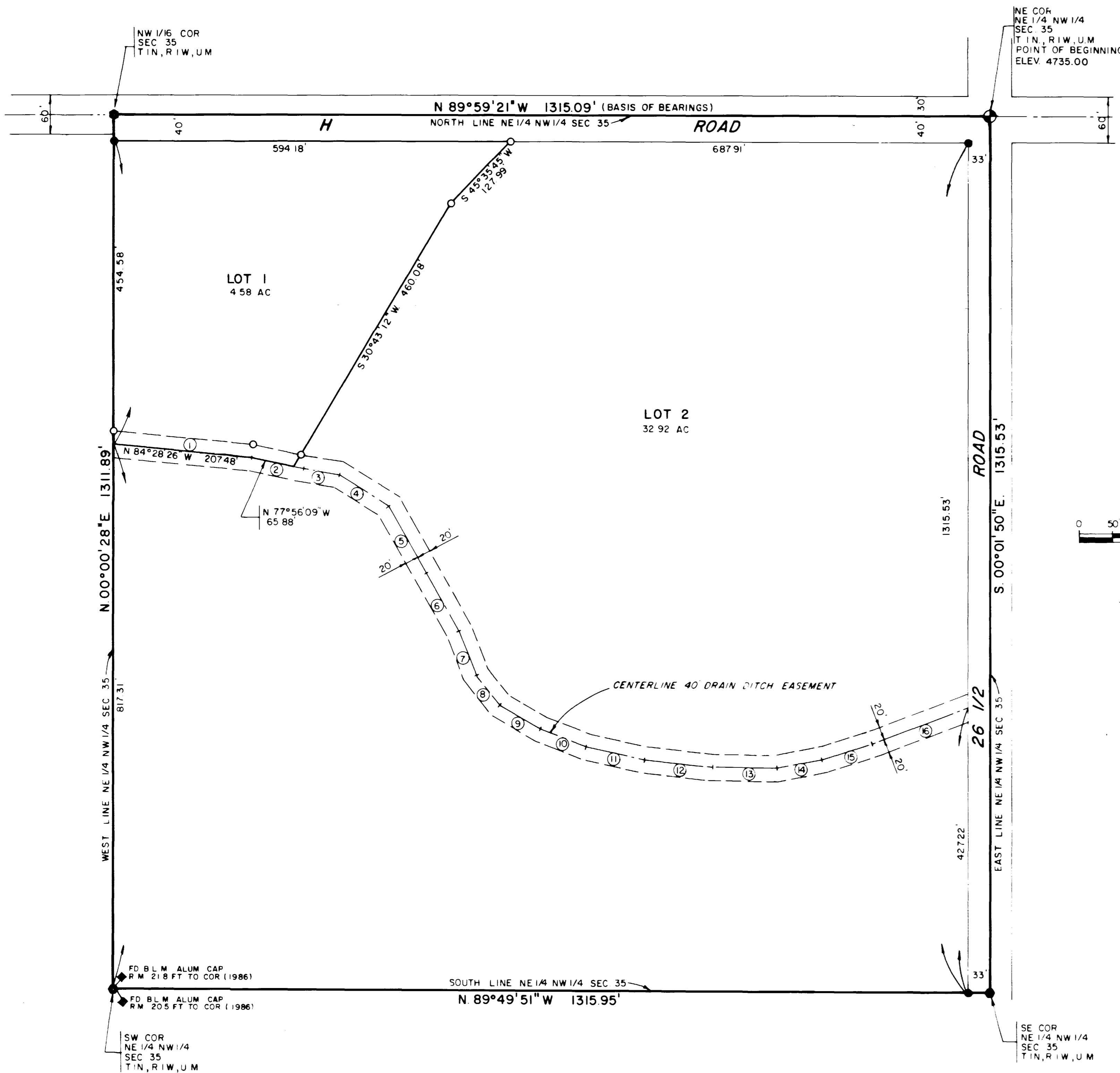


SACCOMANNO MINOR SUBDIVISION



LINE NO	BEARING	DISTANCE
1	S 84°28'26\"	207.48'
2	S 77°56'09\"	81.54'
3	S 81°16'22\"	54.18'
4	S 57°29'38\"	88.61'
5	S 29°35'52\"	114.58'
6	S 29°06'54\"	98.76'
7	S 21°19'42\"	71.84'
8	S 38°54'52\"	57.85'
9	S 59°48'14\"	70.56'
10	S 69°03'02\"	73.83'
11	S 77°27'17\"	90.25'
12	S 84°11'21\"	102.58'
13	S 89°23'00\"	97.01'
14	N 79°14'48\"	69.89'
15	N 72°04'41\"	79.64'
16	N 69°29'11\"	150.70'

AREA SUMMARY		
LOTS	37.50 AC	94.5%
ROADS	2.17 AC	5.5%
TOTAL	39.67 AC	100.0%

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, VIRGINIA M. SACCOMANNO AND SAMUEL V. SUPLIZIO ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND IS DESCRIBED IN BOOK _____ AT PAGE _____ OF THE MESA COUNTY CLERK AND RECORDERS OFFICE, AND BEING SITUATED IN THE NE 1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO AS SHOWN ON THE ACCOMPANYING PLAT, SAID PROPERTY BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NE 1/4 NW 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE UTE MERIDIAN, AND CONSIDERING THE NORTH LINE AT THE NE 1/4 NW 1/4 OF SECTION 35 TO BEAR N89°59'21\"

SUBJECT TO EXISTING RIGHTS-OF-WAY FOR ROAD PURPOSES. SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SACCOMANNO MINOR SUBDIVISION, SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, AVENUES AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT FOREVER, AND DEDICATES TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

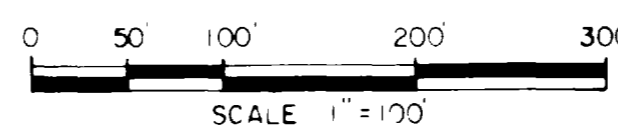
THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF AUGUST 1987.

Virginia M. Saccomanno
VIRGINIA M. SACCOMANNO
STATE OF COLORADO }
COUNTY OF MESA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF AUGUST A.D., 1987 BY VIRGINIA M. SACCOMANNO AND SAMUEL V. SUPLIZIO.

MY COMMISSION EXPIRES: 12-23-89. WITNESS MY HAND AND OFFICIAL SEAL, Marjorie Bain
P.O. Box 100
ADDRESS GRAND JUNCTION, CO
81502



LEGEND

- MESA COUNTY BRASS CAP
- 5/8\"
- 5/8\"
- FOUND AND ACCEPTED
- 5/8\"

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 8:07 AM ON THIS 23rd DAY OF SEPTEMBER A.D. 1987 AND IS DULY RECORDED IN BOOK NO. 13 PAGE 375.

Earl Sawyer
COUNTY CLERK
COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 23rd DAY OF SEPTEMBER, 1987, A.D. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 25th DAY OF SEPTEMBER, 1987, A.D. COUNTY COMMISSION OF THE COUNTY OF MESA, COLORADO

SURVEYORS CERTIFICATES

I, MAX E. MORRIS, CERTIFY THAT THE ACCOMPANYING PLAT OF SACCOMANNO MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Max E. Morris
REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 16413

UTILITIES COORDINATION COMMITTEE

APPROVED THIS 12th DAY OF AUGUST, 1987, A.D.

Richard D. Miller
CHAIRMAN

SACCOMANNO MINOR SUBDIVISION
NE 1/4 NW 1/4 SECTION 35, T1N, R1W, UTE PM

Engineers
Planners
Surveyors
Soil Testing
Material Testing
Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.

881 Road Avenue
Grand Junction, Colorado 81501
13031 242-0101

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.