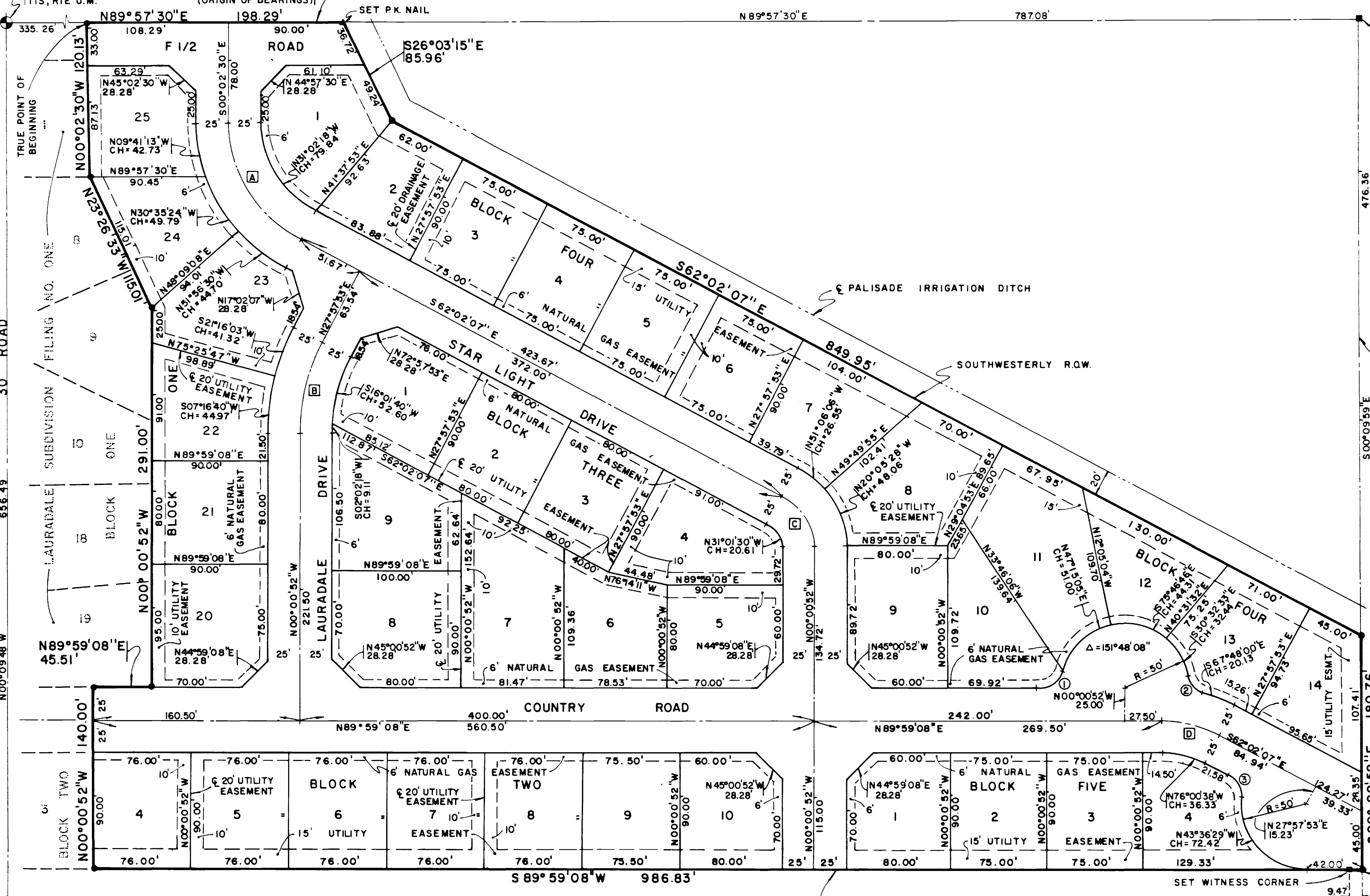


LAURADALE SUBDIVISION FILING NO. TWO



N.E. CORNER
NW 1/4, SW 1/4
SECTION 4
FOUND P.K. NAIL

CURVE RETURN DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
①	73°23'54"	20.00'	14.91'	25.62'	23.90'	N53°17'11"E
②	61°57'15"	20.00'	12.01'	21.63'	20.59'	S42°35'15"E
③	64°50'01"	20.00'	12.70'	22.63'	21.44'	S29°37'07"E

AREA QUANTITIES

Total Acres in Lots	6.884 Ac.	or 70.87%
Total Acres in Roads	2.830 Ac.	or 29.13%
Total Acres	9.714 Ac.	or 100.00%
Total No. Of Lots	40	

CENTERLINE STREET CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	61°59'37"	102.52'	61.59'	110.92'	105.59'	N3°02'13"W
B	27°58'45"	152.15'	37.90'	74.30'	73.56'	N1°58'30"E
C	62°01'15"	45.00'	27.05'	48.71'	46.38'	N31°01'30"W
D	27°57'01"	100.21'	24.94'	48.88'	48.40'	N76°00'38"W

LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

SCALE 1" = 50'

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Buttolph Construction Co. is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the N 1/2 NW 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NW Corner of the SW 1/4 of said Section 4; Thence N 89° 57' 30" E along the north line of the SW 1/4 of said Section 4 a distance of 335.26 feet to the TRUE POINT OF BEGINNING; Thence continuing N 89° 57' 30" E along said north line of the SW 1/4 of said Section 4 a distance of 198.29 feet to a point on the southwesterly right of way of the Palisade Irrigation Ditch; Thence along said southwesterly right of way of the Palisade Irrigation Ditch by the following two (2) courses and distances: (1) S 26° 03' 15" E 85.96 feet; (2) S 62° 02' 07" E 849.95 feet to a point on the east line of the NW 1/4 SW 1/4 of said Section 4; Thence S 00° 09' 59" E along said east line of the NW 1/4 SW 1/4 of said Section 4 a distance of 180.76 feet to the SE Corner of the N 1/2 NW 1/4 SW 1/4 of said Section 4; Thence S 89° 59' 08" W along the south line of the N 1/2 NW 1/4 SW 1/4 of said Section 4 a distance of 986.83 feet; Thence N 00° 00' 52" W 140.00 feet; Thence N 89° 59' 08" E 45.51 feet; Thence N 00° 00' 52" W 291.00 feet; Thence N 23° 26' 33" W 115.01 feet; Thence N 00° 02' 30" W 120.13 feet to the TRUE POINT OF BEGINNING, containing 9.714 acres.

That said owner has caused the said real property to be laid out and surveyed as Lauradale Subdivision Filing No. Two, 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 the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utility, 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 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 11th day of December, A.D., 1972.

Buttolph Construction Co.
William H. Buttolph
William H. Buttolph, President

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 11th day of December, A.D., 1972, by William H. Buttolph and Aerial A. Buttolph, President and Secretary of Buttolph Construction Co.
My commission expires: Aug 9th 1981

STATE OF COLORADO) ss Reception # 1219143
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:41 o'clock P.M. this 18 day of March, A.D., 1972, and is duly recorded in Plat Book No. 12, Page 246.
Carl Sauer
Clerk and Recorder

Approved this 7 day of February, A.D., 1972, County Planning Commission of the County of Mesa, Colorado.
H.C. Tallant
Chairman

Approved this 4 day of March, A.D., 1972, County Commissioners of the County of Mesa, Colorado.
Peter H. ...
Chairman

I, James T. Patty Jr., do hereby certify that the accompanying plat of Lauradale Subdivision, Filing No. Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and approval and represents a field survey of same.
James T. Patty Jr.
James T. Patty Jr.,
Registered Land Surveyor
Colorado Registration No. 111

LAURADALE SUBDIVISION FILING NO. TWO

3-18-82

