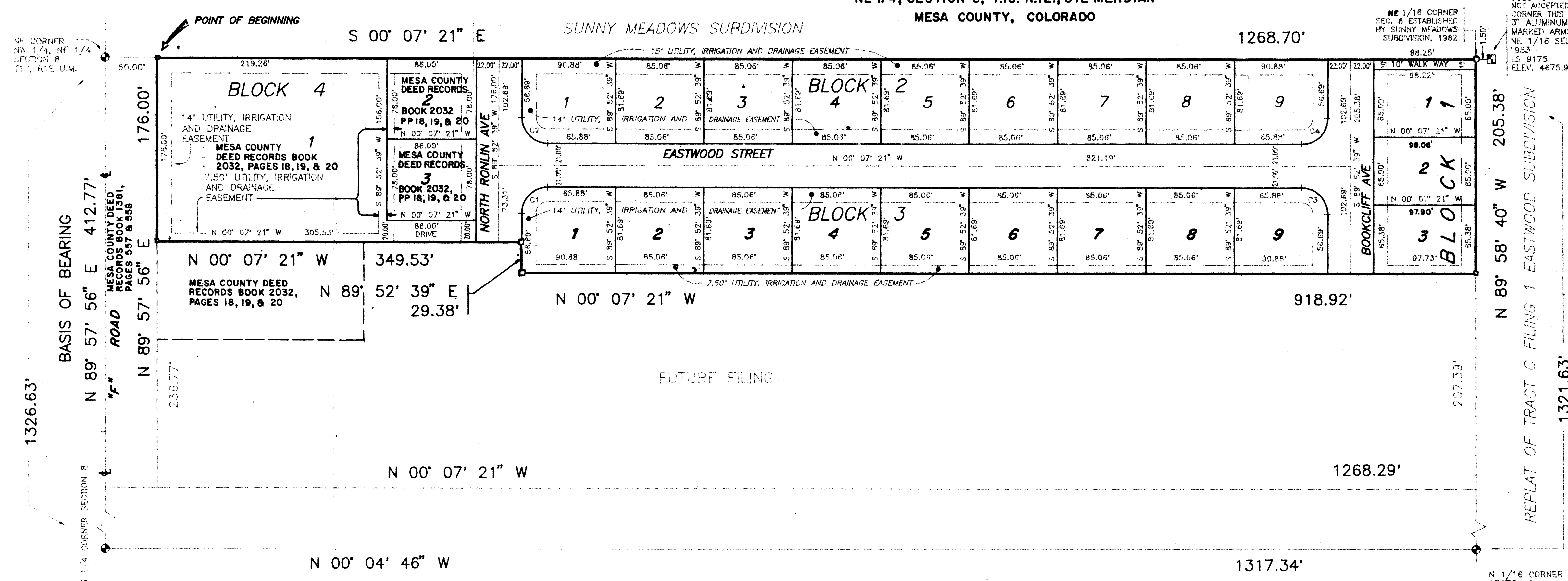


1318.70'

CODY SUBDIVISION
NE 1/4, SECTION 8, T.1S. R.1E., UTE MERIDIAN
MESA COUNTY, COLORADO

1268.70'

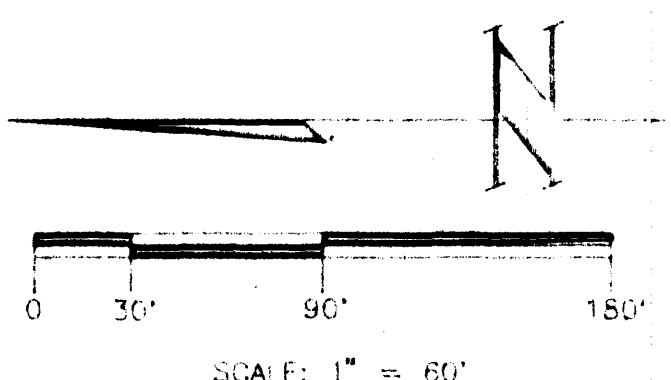


USED AS WITNESS CORNER
NOT ACCEPTED AS 1/16
CORNER THIS SURVEY
BY ALUMINUM DISK
MARKED ARMSTRONG
NE 1/16 SEC. 8
1993
LS 9175
ELEV. 4675.93

NE CORNER
NW 1/4, NE 1/4
SECTION 8
T.1S. R.1E. U.M.

CURVE DATA

No.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH	TANGENT
C1	25.00'	90° 00' 00"	S 45° 07' 21" E	35.36'	39.26'	25.00'
C2	25.00'	90° 00' 00"	N 44° 52' 39" E	35.36'	39.26'	25.00'
C3	25.00'	90° 00' 00"	N 44° 52' 39" E	35.36'	39.26'	25.00'
C4	25.00'	90° 00' 00"	S 45° 07' 21" E	35.36'	39.26'	25.00'



LEGEND

- MESA COUNTY SURVEY MARKER (BRASS CAP)
- SET 5/8" REBAR WITH CAP (MARKED PE PLS 14113) IN CONCRETE
- SET 3 INCH BRASS DISK SET ON STANDARD 30 INCH x 2 INCH I.D. STEEL PIPE MARKED NE 1/16 COR., SEC. 8, PE PLS 14113-1993

AREA SUMMARY

NUMBER OF LOTS	= 24
AREA OF LOTS	= 4.42 AC. 83.1%
AREA OF WALKWAY	= 0.00 AC. 0.0%
AREA OF STREETS	= 1.31 AC. 24.9%
TOTAL	= 5.73 AC. 100%
DENSITY	= 4.2 UNITS/AC.

BUILDING SETBACKS

FRONT 20'
SIDE 10' MINIMUM OF 15'
BEHIND BUILDINGS
BEHIND PROPERTY LINE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the Northwest Quarter (NW 1/4) of the Northeast Quarter of Section 8, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, also being described in Book 2018, Pages 716 & 721, of the deed records of Mesa County, Colorado, and more specifically described as follows:

Beginning at a point which bears S 00° 07' 21" E 50.00 feet from the Northeast corner of the NW 1/4 NE 1/4 of Section 8, T.1S. R.1E. U.M., Mesa County, Colorado; thence S 00° 07' 21" E 1268.70 feet along the East line of the NW 1/4 NE 1/4 of said Section 8 to a point on the South line of the NW 1/4 NE 1/4 of said Section 8; thence along said line N 89° 58' 40" W 205.38 feet; thence leaving said line N 00° 07' 21" W 918.92 feet; thence N 89° 52' 39" E 29.38 feet; thence N 00° 07' 21" W 349.53 feet; thence N 89° 57' 56" E 176.00 feet along the South line of F road to the point of beginning containing 5.746 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as CODY SUBDIVISION, a 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 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 perpetual easements for the installation and maintenance of utilities 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 the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES. The 10' walkway is dedicated to the Public Utilities and General Public.

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

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 12th day of December, A.D., 1993.

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 12th day of December, A.D., 1993, by _____

My commission expires _____
Witness my hand and official seal this 12th day of December, A.D., 1993.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office on 12th day of December, A.D., 1993, and is duly recorded in Book 11, Page 118, of the deed records of Mesa County, Colorado.

Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of December, A.D., 1993, County Planning Commission of the County of Mesa.

Chad Matheson
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 22nd day of Dec. A.D., 1993, Board of County Commissioners of the County of Mesa.

Joseph B. Genova
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Cody Subdivision, a subdivision of the County of Mesa, was prepared from notes taken in the field by me during July and December, 1993, and that this subdivision plat represents said survey.

Wayne H. Lizer 12/17/93
Wayne H. Lizer
Professional Land Surveyor
P.E. P.L.S. No. 14113

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within 1 year 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.

UTILITIES COORDINATING COMMITTEE

Jerry C. Matthews
Approved: Chairman, Utilities Coordinating Committee

Date: 12-7-93

This subdivision is located in an agricultural area. It is hereby prohibited that agricultural operations may continue in the area and shall not be considered a nuisance unless great negligence is proven pursuant to C.R.S. 12-2-101.

CODY SUBDIVISION
NE 1/4, SECTION 8, T.1S. R.1E.,
UTE MERIDIAN
MESA COUNTY, COLORADO

W. H. LIZER & ASSOCIATES
ENGINEERING, CONSULTING,
& LAND SURVEYING
576 25 ROAD-UNIT B-(303) 241-1120
GRAND JUNCTION, COLORADO 81505