

01-1226

BOOK 1300 PAGE 786

STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 8:40 O'CLOCK A.M.
RECEPTION NO. 1249724 EARL W. WYNER, RECORDER

MAR 4 1981

STATE OF COLORADO)
) ss
COUNTY OF MESA)

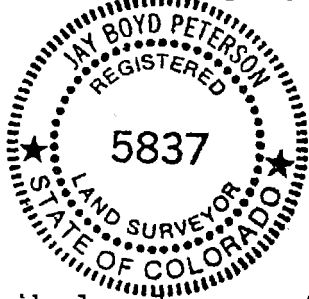
AFFIDAVIT OF CORRECTION

J. Boyd Peterson, of lawful age, being first duly sworn, upon deposes and says:

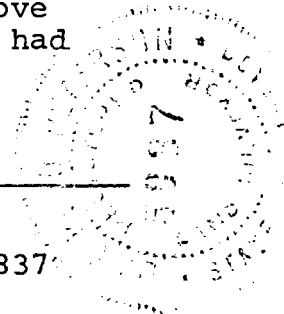
That he is a Registered Land Surveyor of the State of Colorado and prepared Cris-Mar Subdivision, a Subdivision of a tract of land situated in the SW 1/4 of Section 5, T1S, R1E of the Ute Meridian, County of Mesa, State of Colorado; having been recorded in Plat book 12, at Page 334 of the Mesa County Records.

Affiant further states that the bearing between Lots 9 and 10, Block 5 is in error as platted and is hereby corrected to read S 44°52'21" W.

Affiant further states that the aforementioned Cris-Mar Subdivision map is hereby corrected to conform with the above described correction in the same manner as if said bearing had been re-recorded with proper notation contained hereon.



J. Boyd Peterson
J. Boyd Peterson
Registered Land Surveyor
Colorado Registration No. 5837

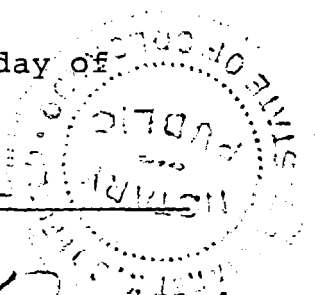


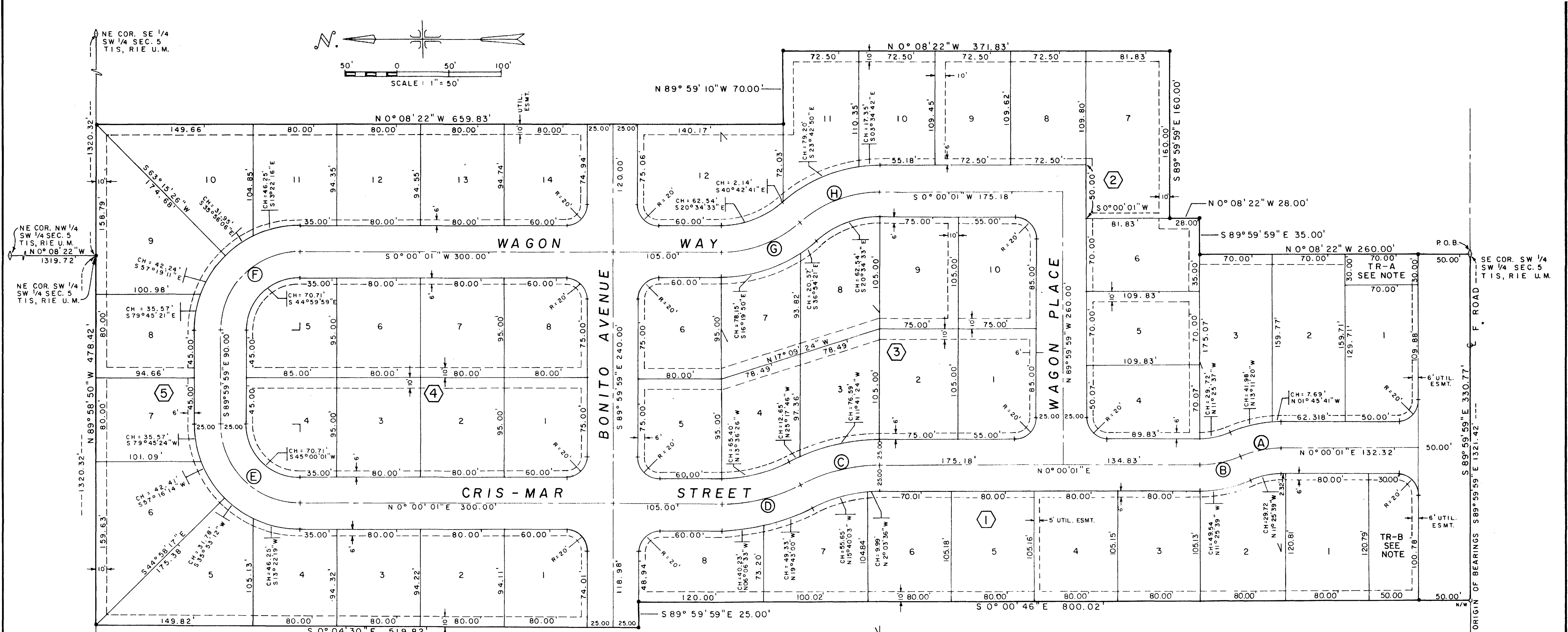
Subscribed and sworn to before me this 3rd day of

March, 1981.

My commission expires November 4, 1982

Margaret H. Caspold
Notary Public





CRIS-MAR SUBDIVISION

DEDICATION CLERK AND RECORDERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Pioneer/Christensen joint venture are the owners of that real property situated in the County of Mesa, State of Colorado and being that part of the SW 1/4 Section 5, T1S, R1E Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SE Corner of the SW 1/4 SW 1/4 of Section 5, T1S, R1E, Ute Meridian; thence N 0° 08' 22" W 260.00 feet; thence S 89° 59' 59" E 35.00 feet; thence N 0° 08' 22" W 28.00 feet; thence S 89° 59' 59" E 160.00 feet; thence N 0° 08' 22" W 371.83 feet; thence N 89° 59' 10" W 70.00 feet; thence N 0° 08' 22" W 659.83 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 5; thence N 89° 58' 50" W 478.42 feet; thence S 0° 04' 30" E 519.82 feet; thence S 89° 59' 59" E 25.00 feet; thence S 0° 00' 46" E 800.02 feet to a point on the south line of the SW 1/4 SW 1/4 of said Section 5; thence S 89° 59' 59" E 330.77 feet to the point of beginning.

Containing 13.86 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Cris-Mar Subdivision a subdivision of a part of Mesa County, 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 to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvement shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 3rd day of October, A.D., 1980.

O. F. Christensen
O. F. Christensen
M. E. Christensen
M. E. Christensen
Patrick A. Gormley
Patrick A. Gormley
David A. Humphries
David A. Humphries

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 3rd day of October, A.D., 1980 by O. F. Christensen, M. E. Christensen, Patrick A. Gormley and David A. Humphries.

My Commission expires August 18, 1984
Witness my hand and official Seal

Sharon M. Cain
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss # 1241816
I hereby certify that this instrument was filed in my office at 8:35 o'clock A. M., this 4th day of December, A.D. 1980, and is duly recorded in Plat Book No. 12, Page 214.
Fees \$ 10.00 By Hazel M. Huskey Deputy Clerk and Recorder Earl Sawyer Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 11th day of October, A.D., 1980, County Planning Commission of the County of Mesa, Colorado.
Lloyd Sommerville
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 8th day of October, A.D., 1980, Board of County Commissioners of the County of Mesa, Colorado.
[Signature]
Chairman

SURVEYOR'S CERTIFICATE
I, J. Boyd Peterson, do hereby certify that the accompanying plat of Cris-Mar Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.
J. Boyd Peterson
J. Boyd Peterson
Colorado Reg. No. 5837

- LEGEND**
- MESA COUNTY SURVEY MON.
 - #5 REBAR W/CAP SET IN CONCRETE
 - ⊕ #5 REBAR SET AT ALL LOT CORNERS
 - N/W Nail & Washer Found

AREA QUANTITIES

LOTS	=	10.06 AC.	=	72.58 %
STREETS	=	3.62 AC.	=	26.12 %
TRACTS A&B	=	0.18 AC.	=	1.30 %
TOTAL	=	13.86 AC.	=	100 %
TOTAL NO. OF LOTS	=	52		

CURVE DATA

LTR.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
A&B	22° 51' 19"	100.00	39.89	20.21	N 11° 25' 39" W 39.63
C&D	27° 12' 55"	163.99	77.90	39.70	N 13° 36' 26" W 77.17
E	90° 00' 00"	75.00	117.81	75.00	S 45° 00' 01" W 106.07
F	90° 00' 00"	75.00	117.81	75.00	S 44° 59' 59" E 106.07
G&H	41° 09' 08"	113.97	81.86	42.79	S 20° 34' 33" E 80.11

NOTE: TRACT "A" IS DESIGNATED FOR HOMEOWNERS IRRIGATION SYSTEM TRACT FOR INSTALLATION OF IRRIGATION PUMPS AND UTILITIES.

TRACT "B" IS DESIGNATED AS A PARK TO BE MAINTAINED BY THE HOMEOWNERS FOR THEIR USE, AS A FLOOD RETENTION AREA, AND FOR UTILITIES.

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.

WESTERN ENGINEERS, INC.
PLAT OF
CRIS-MAR SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED R.A.M. DRAWN A.S.C.
GRAND JUNCTION, COLO.