

REPLAT OF WILLOW GLEN

EXCEPT LOTS 1, 22, 35, 37, AND 38 WILLOW GLEN
DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, PROS INTERNATIONAL INC. A COLORADO CORPORATION is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Plat Book 13 at Page 40 of the Mesa County Clerk and Records Office, and being situated in the SE1/4 NW1/4 Section 5, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

WILLOW GLEN, a planned development of a part of Mesa County, Colorado, being additionally described as follows: Beginning at the SW corner of the SE1/4 NW1/4 Section 5, whose South line bears N90°00'00"W and all bearings contained herein to be relative thereto; thence S90°00'00"E 456.52 feet to the true point of beginning; thence N00°00'00"E 145.00 feet; thence S90°00'00"E 2.00 feet; thence N00°00'00"E 635.95 feet; thence N58°04'00"E 97.84 feet; thence S65°17'00"E 169.00 feet; thence N80°27'00"E 47.00 feet; thence S01°11'00"W 770.00 feet; thence N90°00'00"W 269.00 feet to the true point of beginning, containing 5.0292 Acres as described. Except Lots 1, 22, 35, 37, and 38 WILLOW GLEN. That said owner has caused the said real property to be laid out and surveyed as REPLAT OF WILLOW GLEN, a planned development of a part of Mesa County, State of 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 dedicates 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 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 of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 16th day of May, 1991 A.D., 1991.

Max E. Morris, Q.E.D. Surveying Systems Inc.
PROS INTERNATIONAL INC. a Colorado Corporation BY

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 16th day of May, 1991 A.D., by Jack J. [Signature] as President of Pros International Inc. a Colorado Corporation.

My commission expires:

Notary Public

Address 930 E. [Address]

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 3:34 o'clock P. M. this 16th day of May, 1991 A.D., and is duly recorded in Plat Book No. 13, Page 515.
Minda T. [Signature] Deputy Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of MAY, 1991, County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of MAY, 1991, Board of County Commissioner's of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF WILLOW GLEN, a planned development 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, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

UTILITIES COORDINATING COMMITTEE

Approved this 16th day of MAY, 1991 A.D. 1991.
Utilities Coordinating Committee of the County of Mesa, Colorado.

Chairman

REPLAT OF WILLOW GLEN
EXCEPT LOTS 1, 22, 35, 37, AND 38 WILLOW GLEN

FINAL PLAT		
SITUAED IN THE SE1/4 NW1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M.		
FOR: PROS INTERNATIONAL INC.	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM MF
SCALE: 0 10 20 30 40 50 FEET 0 3 6 9 12 15 METERS 1" = 50 FT		DRAWN BY: MEM
DATE: 4/23/91		ACAD ID: WGLN
		SHEET NO.
		FILE: 91107

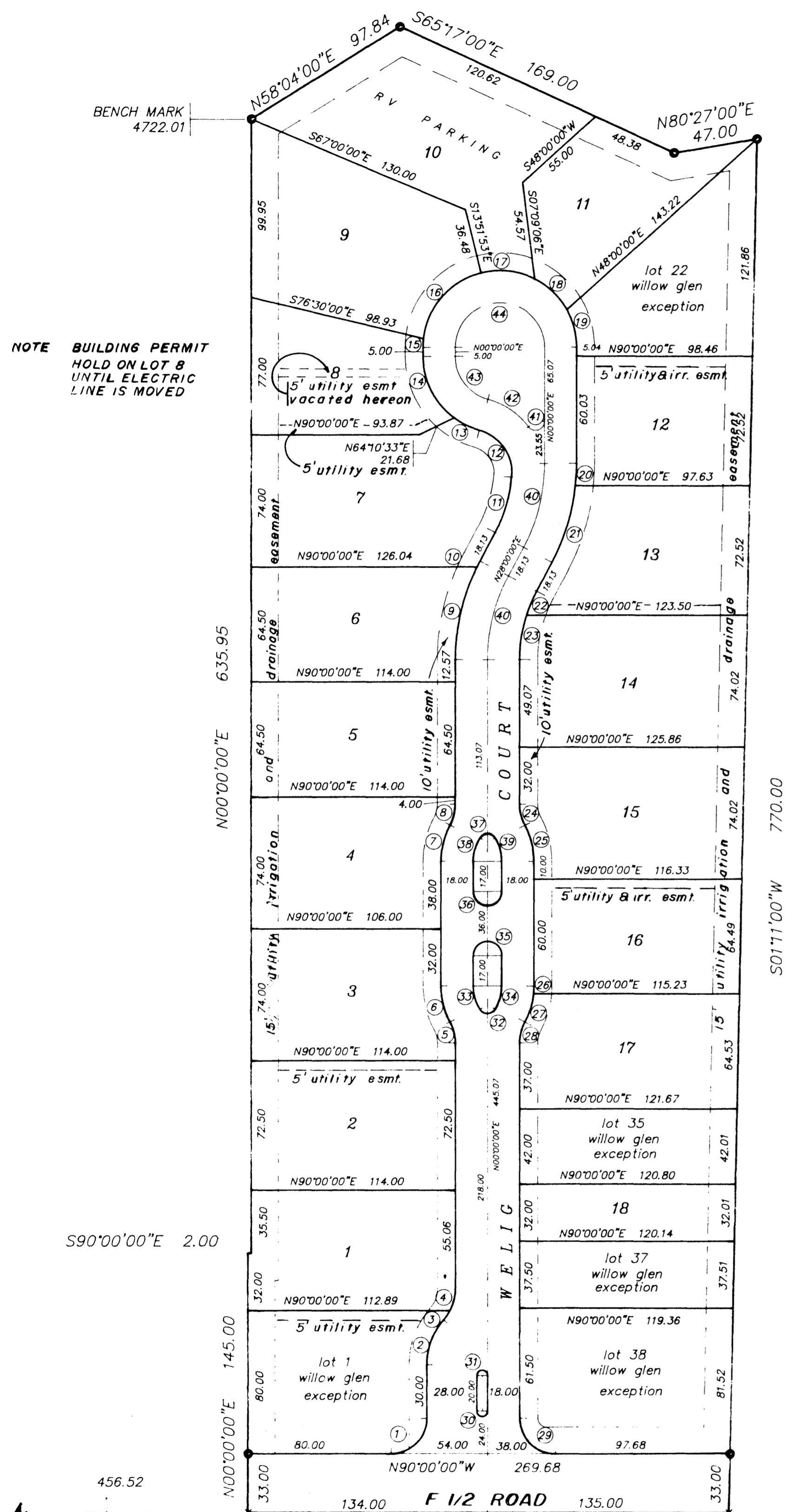
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
NO. 5 RE-BAR SET IN CONCRETE LS9331
- ⊥ NO. 5 RE-BAR W/CAP L.S. 16413
OR LS 9331
- ◆ MESA COUNTY BRASS CAP

SURVEY ORIENTED WITH FOUND MONUMENTS

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING
1	90°00'00"	20.00	31.42	20.00	28.28	N45°00'00"E
2	41°18'46"	37.87	27.31	14.25	26.72	N20°39'23"E
3	13°13'08"	26.42	6.09	3.06	6.08	N34°42'12"E
4	28°05'38"	26.42	12.95	6.61	12.82	N14°02'52"E
5	28°04'21"	25.00	12.25	6.25	12.13	N14°02'11"W
6	28°04'21"	43.00	21.07	10.75	20.86	N14°02'11"W
7	28°04'21"	43.00	21.07	10.75	20.86	N14°02'11"E
8	28°04'21"	25.00	12.25	6.25	12.13	N14°02'11"E
9	26°06'33"	118.00	53.77	27.36	53.31	N13°03'17"E
10	01°53'27"	118.00	3.90	1.95	3.89	N27°03'17"E
11	15°36'10"	118.00	32.14	16.17	32.04	N16°44'04"E
12	79°53'43"	25.00	34.86	20.94	32.10	N34°28'34"W
13	20°51'14"	43.00	15.65	7.91	15.56	N63°59'48"W
14	53°34'13"	43.00	40.20	21.71	38.76	N26°47'06"W
15	06°29'36"	43.00	4.87	2.44	4.87	N03°14'48"E
16	69°21'11"	43.00	52.05	29.75	48.93	N41°10'12"E
17	41°16'26"	43.00	30.98	16.19	30.31	S83°31'00"E
18	33°42'11"	43.00	25.29	13.02	24.93	S46°01'43"E
19	29°10'37"	43.00	21.90	11.19	21.66	S14°35'18"E
20	06°04'04"	118.00	12.50	6.25	12.49	S03°02'02"W
21	21°55'44"	118.00	45.16	22.86	44.89	S17°02'08"W
22	10°17'55"	82.00	14.74	7.39	14.72	S22°51'05"W
23	17°42'05"	82.00	25.33	12.77	25.23	S08°51'03"W
24	28°04'21"	25.00	12.25	6.25	12.13	S14°02'11"E
25	28°04'21"	43.00	21.07	10.75	20.86	S14°02'11"E
26	06°00'25"	43.00	4.51	2.26	4.51	S03°00'13"W
27	22°03'56"	43.00	16.56	8.38	16.46	S17°02'23"W
28	28°04'21"	25.00	12.25	6.25	12.13	S14°02'10"W
29	90°00'00"	20.00	31.42	20.00	28.28	S44°00'00"E
30	180°00'00"	3.00	9.43	6.00	9.00	N90°00'00"E
31	180°00'00"	3.00	9.43	6.00	9.00	N90°00'00"E
32	116°25'24"	5.00	10.16	8.07	8.50	N90°00'00"E
33	31°47'18"	25.00	13.87	7.12	13.69	N15°53'39"W
34	31°47'18"	25.00	13.87	7.12	13.69	N15°53'39"W
35	180°00'00"	8.00	25.13	16.00	16.00	N90°00'00"E
36	180°00'00"	8.00	25.13	16.00	16.00	N90°00'00"E
37	116°25'24"	5.00	10.16	8.07	8.50	N90°00'00"E
38	31°47'08"	25.00	13.87	7.12	13.69	N15°53'39"E
39	31°47'00"	25.00	13.87	7.12	13.69	N15°53'39"E
40	28°00'00"	100.00	48.87	24.93	48.38	N14°00'00"E
41	142°51'07"	5.00	12.47	14.88	9.48	N71°25'34"E
42	37°16'31"	43.00	27.97	14.50	27.48	N55°47'09"W
43	74°25'25"	25.00	32.47	18.98	30.24	N37°12'42"W
44	180°00'00"	25.00	78.54	50.00	50.00	N14°00'00"E



SW CORNER SE1/4 NW1/4 SECTION 5 T1S, R1E, U.M.

POINT OF BEGINNING

N90°00'00"W 269.00

N90°00'00"E 1319.08 (BASIS OF BEARINGS)

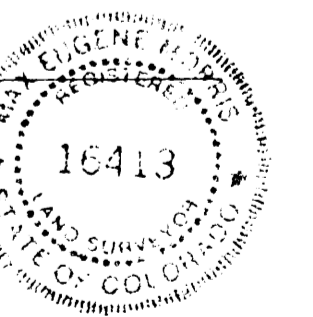
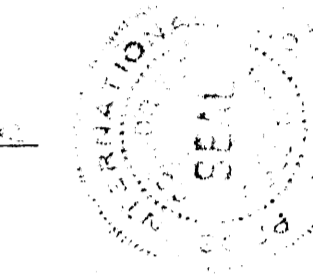
SE CORNER SE1/4 NW1/4 SECTION 5 T1S, R1E, U.M.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.

DATE: 4/23/91

FILE: 91107



easements added 5/10/91