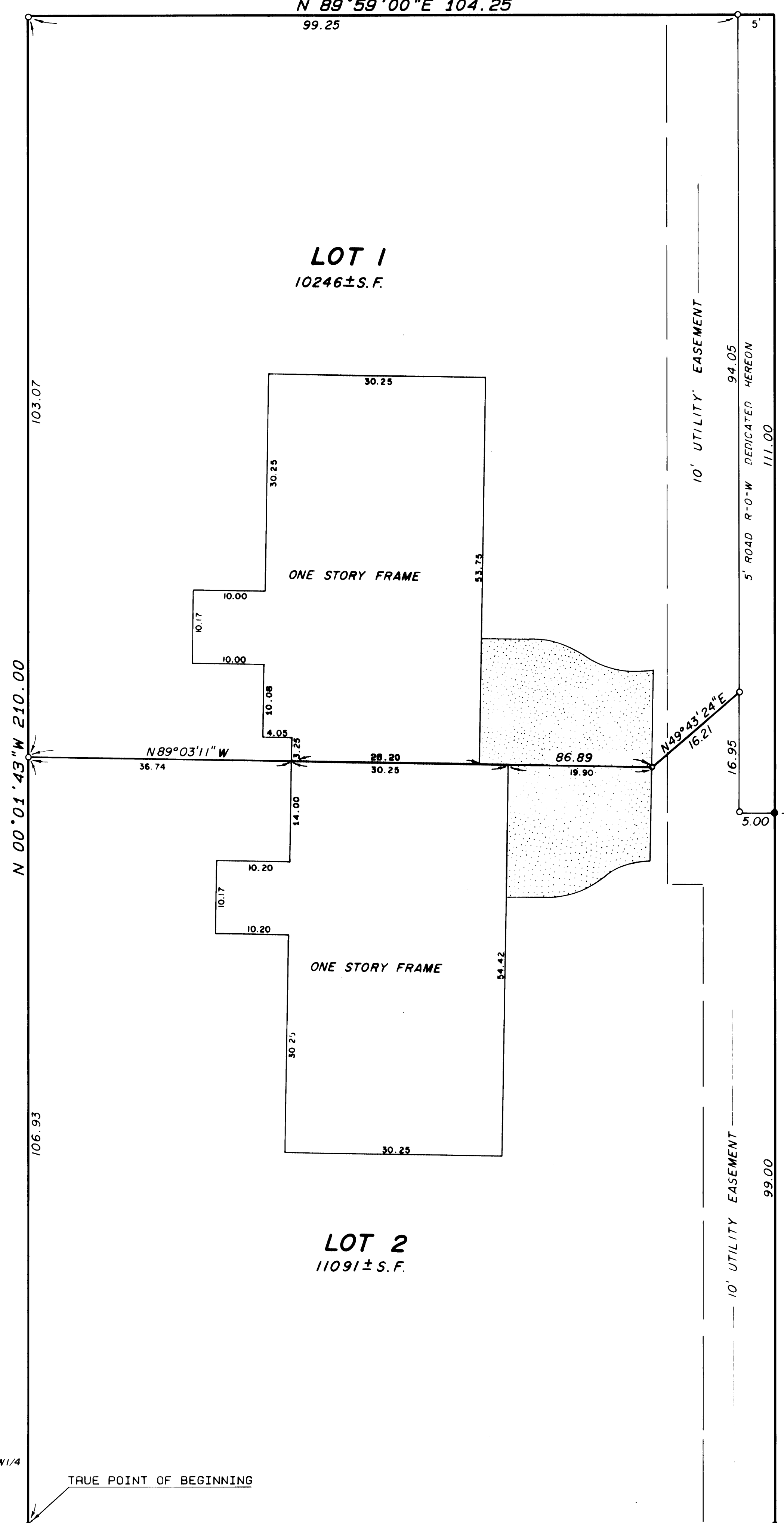


BIG VALLEY TOWNHOMES

LOCATED IN SECTION 8, T.1S., R.1E., UTE MERIDIAN, MESA COUNTY, COLORADO

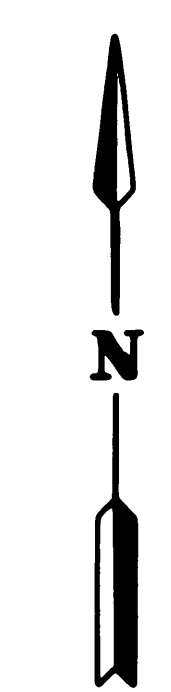


E 7/8 ROAD
20' ROAD RIGHT OF WAY BOOK 391 PAGE 212

UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this 10th day of January A.D. 19 87.
Utilities Coordinating Committee of the County of Mesa, State of Colorado.

Charles E. ...
Chairman



SCALE: 1" = 10'



- SET 5/8" REBAR W/CAP L.S. 9331
- FOUND 5/8" REBAR
- ⊕ M.C.S.M. BRASS CAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Monty Don Kyle, is the owner of that real property being described as follows:

A tract or parcel of land situated in the South half of the Northwest quarter of the Northwest quarter of Section 8, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, as recorded in Book 1358 at page 831 of the Mesa County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Beginning at the Southwest corner of the South half of the Northwest quarter of the Northwest quarter of Section 8, T. 1 S., R. 1 E., of the Ute Meridian, and considering the South line of said South half of the Northwest quarter of the Northwest quarter of said Section 8 to bear North 89°59'00" East as recorded in Plat Book 12 at Page 135, of the Mesa County Clerk and Recorder's Office, and all bearings contained herein to be relative thereto, thence North 89°59'00" East along said South line 555.67 feet to the True Point of Beginning, thence North 00°01'43" West 210.00 feet, thence North 89°59'00" East 104.25 feet to the Westerly right-of-way of E 7/8 Road, thence South 00°01'43" East along said Westerly right-of-way 111.00 feet to the end of E 7/8 Road, thence continuing South 00°01'43" East 99.00 feet to said South line, thence South 89°59'00" West along said South line 104.25 feet to the True Point of Beginning. Said tract or parcel contains 0.50 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as BIG VALLEY TOWNHOMES, a planned development 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 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 the installation and subsequent maintenance of such lines. Said 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 his name to be hereunto subscribed this day of 11-24 A.D. 19 82.

Monty Don Kyle
Monty Don Kyle, Owner

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24 day of November A.D. 19 82 by Monty Don Kyle, owner.

My commission expires: 5/22/86
Witness my hand and official seal:

Cecil D. Caster
Cecil D. Caster, Notary Public
835 Colorado Avenue
Grand Junction, Colorado 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:45 clock P. M. this day of February A.D. 19 83 and is duly recorded, as Reception Number 1316351 in Plat Book 13 at Pages 127 through 128 inclusive. Rec. 1316351 Feb 11 1983

Earl Sawyer
Clerk and Recorder

By: Bonnie Hilston 10.00
Deputy Fees

This plat is subject to covenants and restrictions as recorded in Book 143 at Pages 465 through 471 inclusive, on this 4th day of February A.D. 19 83.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 4th day of February A.D. 19 83.
Board of County Commissioners of the County of Mesa, State of Colorado.

Marjorie Allen
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3rd day of February A.D. 19 83.
County Planning Commission of the County of Mesa, State of Colorado.

James B. Yanna
Chairman

SURVEYORS CERTIFICATE

I, John Robert Lehti, do hereby certify that the accompanying plat of BIG VALLEY TOWNHOMES a planned development of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents the same.

John Robert Lehti
John Robert Lehti
Registered Land Surveyor LS18467



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.

COLORADO WEST SURVEYING COMPANY
COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE
835 Colorado Avenue
Grand Junction, Colorado 81501
303 245-2767

NO.	DATE	REVISION	BY
BIG VALLEY TOWNHOMES			
LOCATED IN THE 1/2 NW1/4 NW1/4 SECTION 8, T.1S., R.1E., UTE MERIDIAN MESA COUNTY, COLORADO			
PREPARED FOR: MONTY DON KYLE			
DES.	CK.	DATE	SHEET
DR. S.R.		11/82	1 OF 2

SW COR. 1/2 NW1/4 NW1/4 SEC. 8, T.1S., R.1E., U.M.
TRUE POINT OF BEGINNING

555.67
N 89°59'00" E
S 89°59'00" W 104.25
BASIS OF BEARING AS PER SUNRISE GARDEN SUBDIVISION AS RECORDED IN PLAT BOOK 12 AT PAGE 135, CLERK AND RECORDER'S OFFICE, COUNTY OF MESA, STATE OF COLORADO

SE COR. 1/2 W1/2 NW1/4 NW1/4 SEC. 8, T.1S., R.1E., U.M.