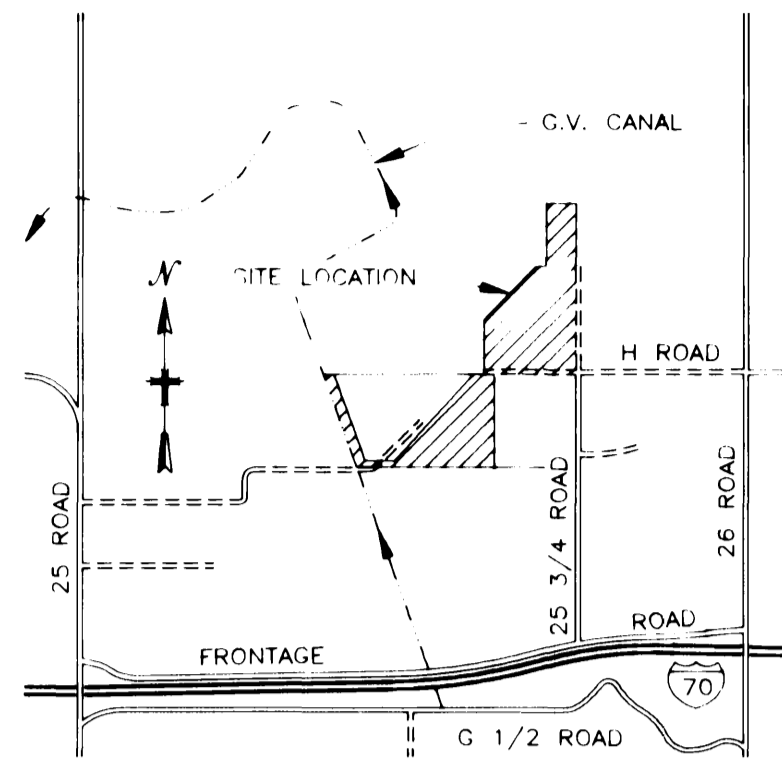
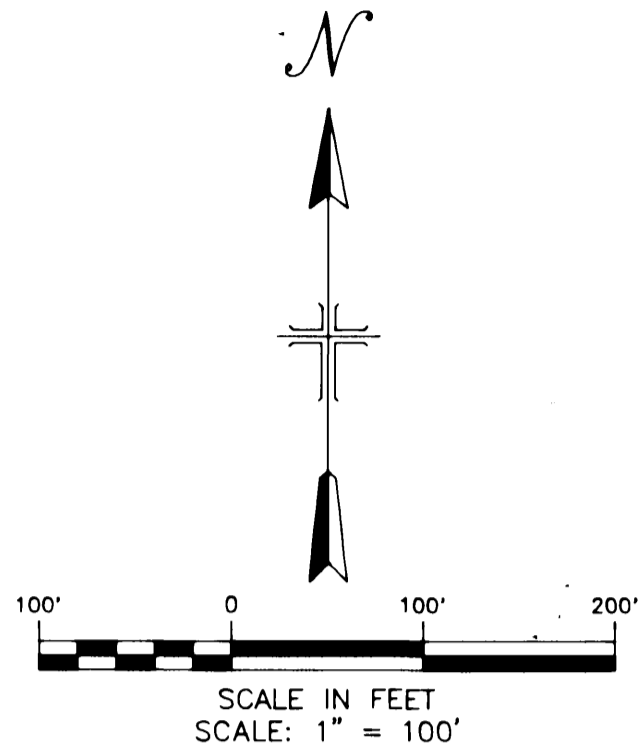


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor, which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

# REPLAT OF LOT 1 RAVOLA HILLS MINOR SUBDIVISION



VICINITY MAP  
NOT TO SCALE

DISTANCE TABLE FOR DRAINAGE EASEMENT

LABEL	BEARING	DISTANCE
L1	S 42°35'44" W	68.56'
L2	S 46°20'39" W	482.13'
L3	S 55°52'16" W	43.38'
L4	S 70°55'54" W	32.88'
L5	S 83°54'34" W	47.10'
L6	S 50°32'29" W	117.94'
L7	S 46°55'04" W	236.28'
L8	S 45°49'24" W	85.49'

DISTANCE TABLE FOR HIGHLINE CANAL EASEMENT

LABEL	BEARING	DISTANCE
L9	S 89°57'53" W	42.03'
L10	N 21°30'15" W	342.81'
L11	N 22°47'16" W	434.44'
L12	S 89°59'30" E	42.30'
L13	S 22°47'16" E	155.83'
L14	S 21°31'23" W	358.64'

AREA SUMMARY

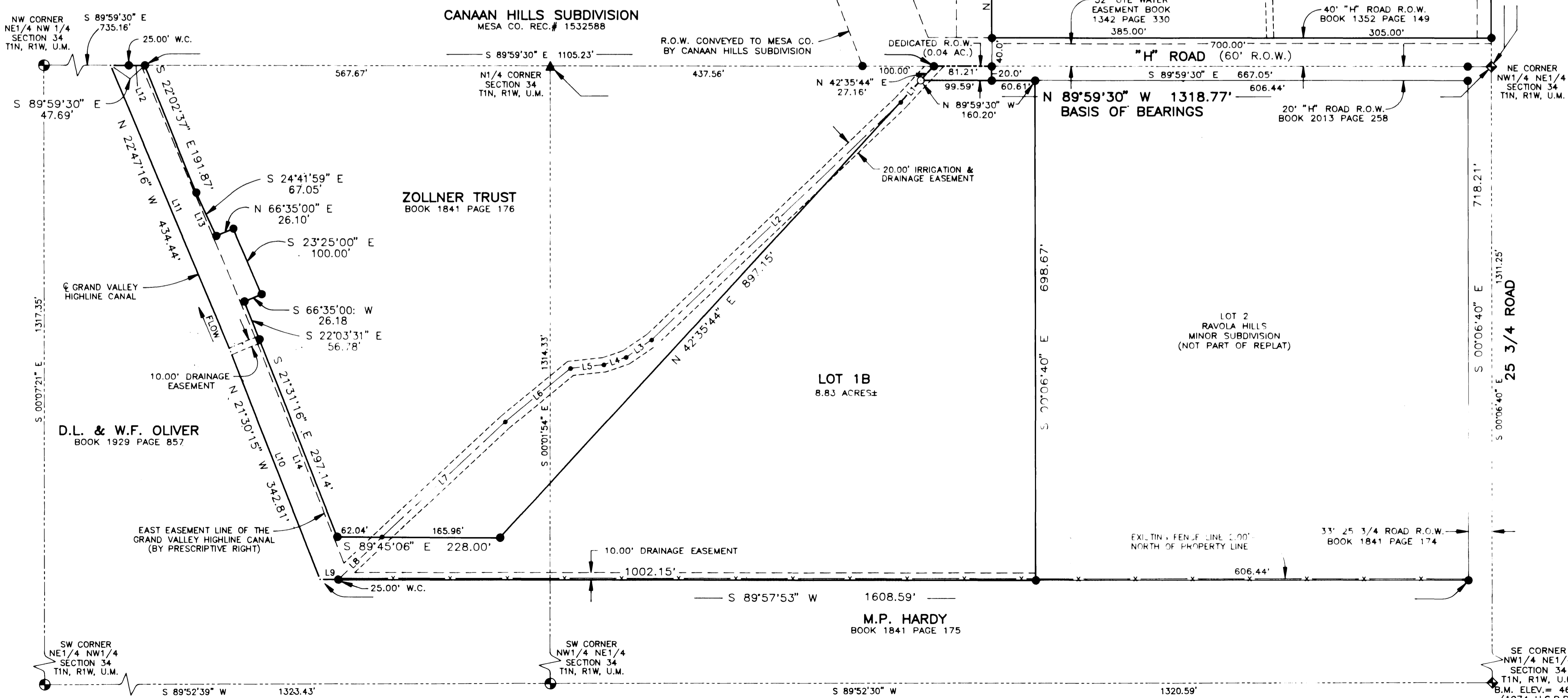
LOT	ACRES
LOT 1A	13.31 AC.
LOT 1B	8.83 AC.
DED. R.O.W.	0.04 AC.
TOTAL	22.18 AC.

**LEGEND:**

- ⊙ - B.L.M. SURVEY MONUMENT
- ⊙ - MESA COUNTY SURVEY MONUMENT
- ▲ - FOUND #6 REBAR (NO CAP)
- - FOUND #5 REBAR (L.S. 11221)
- - FOUND #5 REBAR (L.S. 18469)
- - - - - CALCULATED POSITION
- - CALC. POSITION IRR. & DRAIN EASEMENT

**NOTES:**

- 1). BASIS OF BEARING = N 89°59'30" W 1318.77' BETWEEN MONUMENT FOR THE NW1/4 CORNER OF SECTION 34 T1N, R1W, U.M. AND THE MONUMENT FOR THE NE CORNER NW1/4 NE1/4 OF SAID SECTION 34. (FROM CANAAN HILLS SUBDIVISION)
- 2). TITLE INFORMATION FROM CLIENT AND MESA COUNTY RECORDS.
- 3). THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.



**SHERWOOD INV. CO.**  
BOOK 1789 PAGE 450-452  
NE CORNER SW1/4 SE1/4 SECTION 27 T1N, R1W, U.M.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned E. James Currier and Pamela C. Currier are the owners of that real property situated in the County of Mesa, State of Colorado, and that being part of the SW1/4 SE1/4 of Sec. 27 and that part of the NE1/4 NW1/4 and the NW1/4 NE1/4 of Sec. 34 T1N, R1W, U.M. which is described in Book 1841, Page 173 of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows:

LOT 1 OF RAVOLA HILLS MINOR SUBDIVISION AS DESCRIBED IN MESA COUNTY RECORDS PLAT BOOK 14, PAGE 162

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOT 1, RAVOLA HILLS MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado. That said owner does hereby dedicate those portions of said real property which are labeled as utility and/or irrigation and drainage 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 and telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance, or replacement of such lines. And said owners do hereby dedicate and set apart that part of H Road as shown on the accompanying plat to the County of Mesa for the use of the public forever as road Right-of-Way. Such easements and rights-of-way shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner, E. James Currier and Pamela C. Currier has caused their names to be hereto subscribed this 14th day of February A.D., 1994.

*E. James Currier*  
E. James Currier

*Pamela C. Currier*  
Pamela C. Currier

(STATE OF COLORADO )  
( ) §  
(COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 14th day of Feb A.D., 1994, by E. James Currier and Pamela C. Currier.

My Commission expires Nov 14, 1997  
Witness by hand and official Seal.

*Richard A. Mason*  
Notary Public,  
Mesa, Colorado

**CLERK AND RECORDERS CERTIFICATE**

(STATE OF COLORADO )  
( ) §  
(COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:00 o'clock P M., this 14th day of February A.D., 1994, and is duly recorded in plat Book No. 14 Page 222, Reception No. 144571

Fee \$             
*Richard A. Mason* Deputy  
*Monika Todd* Clerk and Recorder

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 17th day of February A.D., 1994. County Planning Commission of the County of Mesa, Colorado.

*Chali Neal*  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 15th day of March A.D., 1994. Board of County Commissioners of the County of Mesa, Colorado.

*Richard A. Mason*  
Chairman

**UTILITIES COORDINATING COMMITTEE**

Approved this 15th day of February A.D., 1994. Utilities Coordinating Committee of the County of Mesa, Colorado.

*Richard A. Mason*  
Chairman

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying REPLAT OF LOT 1 RAVOLA HILLS MINOR 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.

*Richard A. Mason*  
Richard A. Mason  
Colorado Reg. No. 18469

2/1/94  
Date

**WESTERN CONSULTING ENGINEERS / LAND SURVEYORS**  
ENGINEERS, INC. 2150 Hwy 6 & 50, Grand Junction, CO (303)242-5202

REPLAT OF LOT 1 FOR  
**RAVOLA HILLS MINOR SUBDIVISION**  
IN THE SE1/4 OF SEC. 27 AND  
NE1/4 & NW1/4 SEC. 34 T1N, R1W, U.M.  
OF THE UTE MERIDIAN  
MESA COUNTY, COLORADO

SURVEYED	R.A.M.	DRAWN	G.L.L.	CHECKED	M.J.L.
DATE	8-13-93	WEI DWG. NO.	3390-725-14		