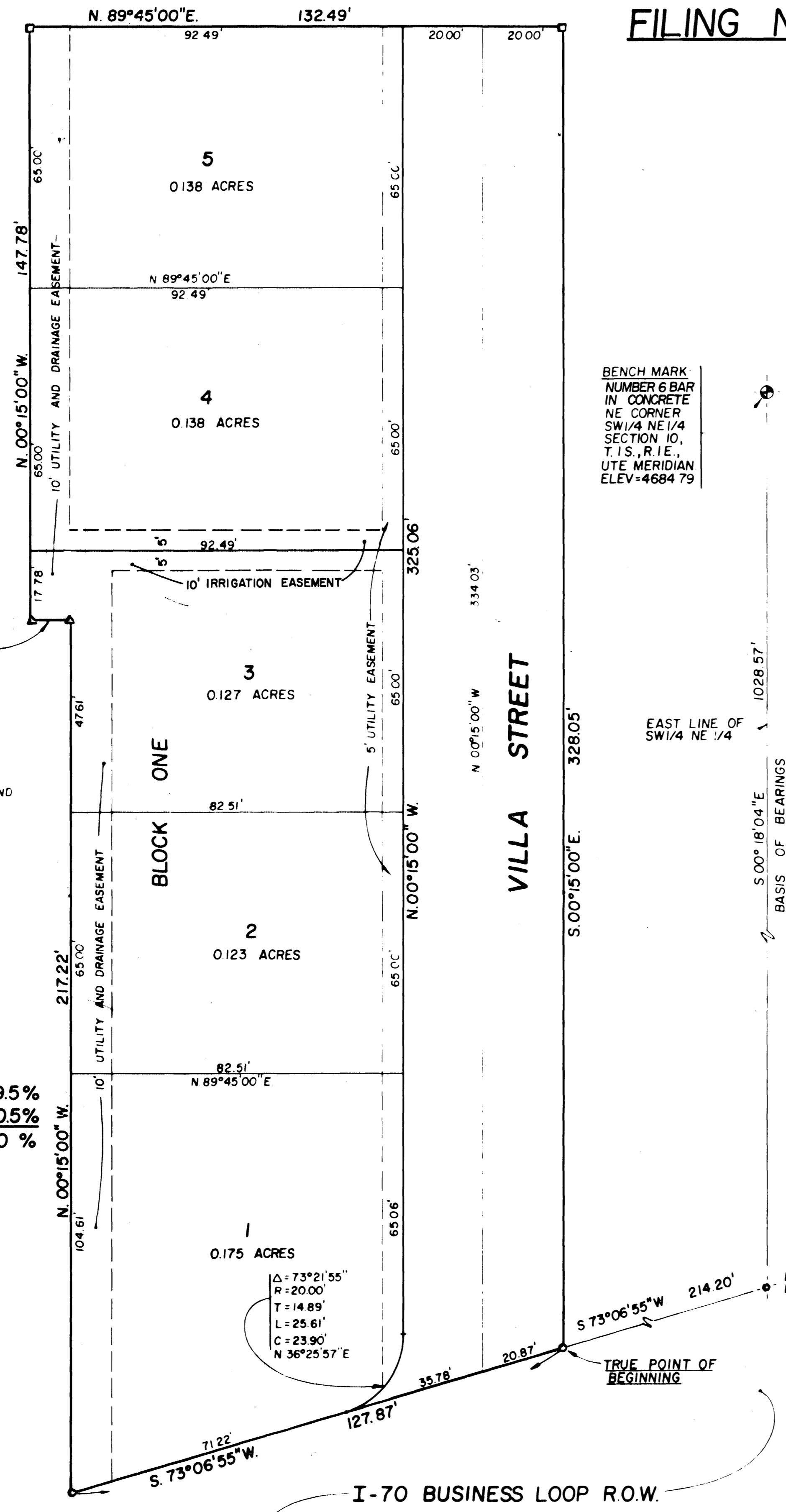
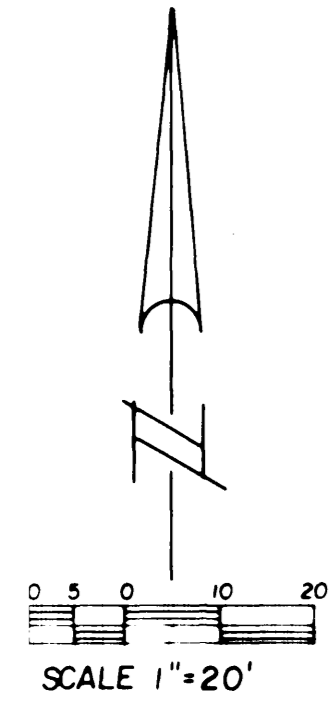


VILLA CORONADO SUBDIVISION

FILING NO. ONE



BENCH MARK
NUMBER 6 BAR
IN CONCRETE
NE CORNER
SW 1/4 NE 1/4
SECTION 10,
T. 1S., R. 1E.,
UTE MERIDIAN
ELEV=4684.79

- LEGEND**
- MESA COUNTY BRASS CAP
 - ⊕ REBAR AND CAP - NICHOLS L.S. 12093 - FOUND
 - ⊕ REBAR AND CAP - RYDEN L.S. 9331 - FOUND
 - ⊕ IRON PIN IN CONCRETE - FOUND
 - ⊕ REBAR AND CAP WESTERN SLOPE LAND SURVEYORS L.S. 12770 - SET
 - ⊕ 5/8\" REBAR AND MONUMENT CAP AT ALL LOT CORNERS

AREA QUANTITIES

AREA IN LOTS	0.701 Ac.	69.5%
AREA IN ROADS	0.307 Ac.	30.5%
TOTAL AREA	1.008 Ac.	100 %

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned David Marye, the owner of real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4, NE 1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Commencing at the NE corner of said SW 1/4 NE 1/4 Section 10; Thence S00°18'04\"E along the East line of said SW 1/4 NE 1/4, with all bearings contained herein being relative thereto, a distance of 1028.57 feet to a point on the North right of way line of U.S. Highway No. 24; Thence along said North right of way S73°06'55\"W 214.20 feet to the true point of beginning; Thence continuing along said North right of way S73°06'55\"W 127.87 feet; Thence N00°15'00\"W 217.22 feet; Thence S87°47'06\"W 9.98 feet; Thence N00°15'00\"W 147.78 feet; Thence N89°45'00\"E 132.49 feet; Thence S00°15'00\"E 328.05 feet to the true point of beginning.

That said owner has caused the said real property to be laid out and surveyed as Villa Coronado, Filing One, a subdivision of a part of Mesa County, 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 do hereby dedicate 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 right 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.

WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 28th day of February, 1984.

David Marye
DAVID MARYE

NOTARY

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of February, 1984, by David Marye.

David K. Shuman
Notary Public

577 Shoshone - 65
Address

My Commission Expires OCTOBER 7, 1987

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5th day of March, 1984. County Planning Commission of the County of Mesa, State of Colorado

Andy Whiting
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14th day of March, 1984. Board of County Commissioners of the County of Mesa, State of Colorado

Wayne R. White
Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 14th day of March, 1984. Utilities Coordinating Committee of the County of Mesa, State of Colorado.

C. E. Shaskan
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 4:43 o'clock P.m., this 27th day of March, 1984, and is duly recorded in Plat Book No. 13, page 248 & 249 Reception No. 1357338

Carl Sawyer by Barbara A. Sawyer Fee \$20.00
Deputy Co. Clerk File # X-66

SURVEYOR'S CERTIFICATE

I, Kenneth L. Glenn, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Villa Coronado, Filing One as monumented, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property by me and correctly shows the location and dimensions of the parcels, easements and dedicated right-of-way of said subdivision in compliance with Colorado State regulations governing the subdivision of land.

By: Kenneth L. Glenn 2-27-84
Kenneth L. Glenn, L.S. 12770 Date



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.

