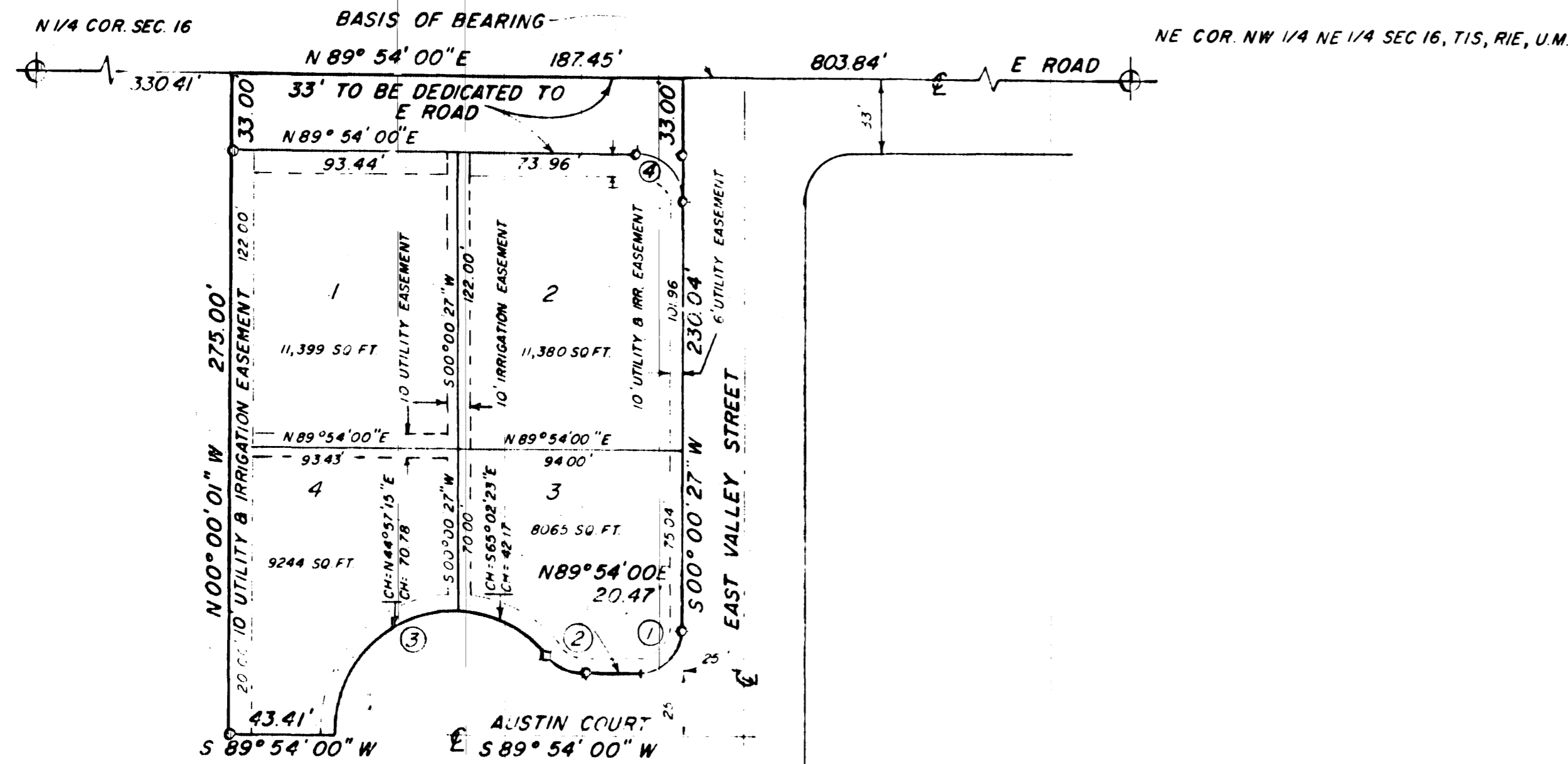


AUSTIN ACRES FILING NO 2



CURVE TABLE						
NO	RADIUS	Δ	LENGTH	ANGLE	CHORD	
1	2000'	89°53'33"	31.38'	12.96'	N44°57'14"E	28.26'
2	2000'	4°52'41"	17.45'	9.33'	S65°06'09"E	16.90'
3	5000'	139°59'41"	122.17'	137.35'	N69°53'51"E	93.97'
4	2000'	90°06'27"	31.45'	20.04'	S45°22'47"E	24.31'

LEGEND

- ▲ MESA COUNTY BASS CAP
- SET 5/8 REBAR WITH CAP IN CONCRETE
MARKED PE, LS No 14113
- SET 5/8 REBAR WITH CAP
MARKED PE, LS No 14113

AREA SUMMARY

LOTS	0.9204 ACRES	86.5%
STREET	0.144 ACRES	13.5%
TOTAL	1.0644 ACRES	100%

0' 25' 50'
SCALE 1"=50'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in Section 16, T.1 S., R.1 E. of the Ute Meridian in Mesa County, Colorado and being more specifically described as follows:

Beginning at a point which bears N 89° 54' 00" E 330.41 feet from the North Quarter Corner of Section 16, T.1 S., R.1 E. of the Ute Meridian; Thence N 89° 54' 00" E 187.45 feet; Thence S 00° 00' 27" W 230.74 feet to a point of curvature to the right; Thence along said curve to the right having a radius of 20.00 feet, whose chord bears S 44° 57' 14" E 28.26 feet, 31.38 feet along the arc of said curve to a point of tangency; Thence S 89° 54' 00" W 27.27 feet to a point of curvature to the right; Thence along said curve to the right having a radius of 20.00 feet, whose chord bears N 65° 06' 09" E 16.90 feet, 17.45 feet along the arc of said curve to a point of reverse curvature; Thence along the arc of a curve to the left having a radius of 50.00 feet, whose chord bears S 69° 53' 51" E 93.97 feet, 122.17 feet along the arc of said curve to a point of intersection with a straight line; Thence S 89° 54' 00" W 43.41 feet; Thence N 00° 00' 01" W 275.00 feet to the point of beginning, containing 1.064 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as Austin Acres, Filing No. 2, a subdivision of a part of the County of Mesa.

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 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 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owner, Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship, has caused his name to be hereunto subscribed this 9th day of April, A.D., 1982.

By: Lawrence C. Warren
Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 9th day of APRIL, 1982 by owner Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship.

My commission expires April 9, 1985. Witness my hand and official seal: Donald H. Wang
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:15 o'clock P.M. this 21 day of April, A.D., 1982, and is duly recorded in Plat Book No. 15, Page 36-11.

Clerk and Recorder: Donald H. Wang Deputy: Donald H. Wang Fees: 1.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17 day of April, A.D., 1982. County Planning Commission of the County of Mesa.

Donald H. Wang
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17 day of April, A.D., 1982. Board of County Commissioners of the County of Mesa.

Donald H. Wang
Chairman

SURVEYORS CERTIFICATE

I, Wayne H. Lizer, do hereby certify that the accompanying plat of Austin Acres, Filing No. 2, a subdivision of a part of the County of Mesa, has been prepared under my direction, from field notes made by me and said plat accurately represents said survey.

Wayne H. Lizer
Wayne H. Lizer
Registered Land Surveyor
P.E., L.S. No. 14113

**AUSTIN ACRES
FILING No. 2**

**W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING**

575 25 ROAD UNIT B 241-1129
GRAND JUNCTION, COLORADO