

REPLAT OF THE FAIRWAY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned The Fairway, a Colorado Limited Partnership, the owner of the real property situated in the County of Mesa, State of Colorado and being located in the northeast quarter of Section 27, Township 11 South, Range 101 West of the 6th Principle Meridian as shown on the accompanying plat, and being described by metes-and bounds as follows:

Beginning at the northwest corner of the parcel which is also the north quarter corner of Section 27, then along the following twelve courses:

1. S88°36'00"E along the north line NE 1/4 of said Section 27 a distance of 292.86 feet;
2. S00°19'37"E 109.54 feet;
3. N90°00'00"W 26.00 feet;
4. S00°19'27"E 57.33 feet;
5. N89°59'07"W 36.46 feet;
6. S00°22'51"E 95.25 feet;
7. S89°24'37"W 51.07 feet;
8. S00°39'31"E 94.56 feet;
9. N68°19'00"W 174.15 feet;
10. N00°01'00"W 250.00 feet;
11. S89°59'00"W 20.00 feet;
12. N00°01'00"W 50.00 feet to the point of beginning

The area of the parcel, as described, is 1.751 Acres. The basis of bearings is assumed S88°36'00"E 2658.41 feet along the survey monument line from the north quarter corner to the northeast corner of Section 27.

That said owner has caused the said real property to be laid out and surveyed as THE FAIRWAY, a subdivision of a part of Mesa County.

That said owner does 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. Tract "A" is private open space to be maintained by the Fairway Homeowner's Association.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 11th day of JANUARY A.D., 19 84.

THE FAIRWAY, a Colorado Limited Partnership

F. Lee Miller, General Partner
Richard D. Weber, General Partner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 11th day of JANUARY A.D., 1984, by F. Lee Miller and Richard D. Weber, General Partners of THE FAIRWAY, a Colorado Limited Partnership.

My Commission Expires: OCTOBER 7, 1987

Dayl K. Shuman
Notary Public
(Address) 577 Shoshone Ct. Colo.

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M., this 17th day of February A.D., 1984 and is duly recorded in Plat Book No. 12, Reception No. 243.

Carl Sawyer, Clerk and Recorder
Reception #1353841
Drawn # 162
Debra A. Spencer, Deputy
Fees: \$10.00

Approved this 24th day of JANUARY A.D., 1984, County Planning Commission of the County of Mesa, State of Colorado.

Approved this 24th day of JANUARY A.D., 1984, Board of County Commissioners of the County of Mesa, State of Colorado.

Approved this 13th day of JANUARY A.D., 1984, Utilities Coordinating Committee of the County of Mesa, State of Colorado.

SURVEYOR'S CERTIFICATE

I, Max E. Morris, 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 replat of Fairway Townhomes 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 and easements of said subdivision in compliance with Colorado State Regulations governing the subdivision of land.

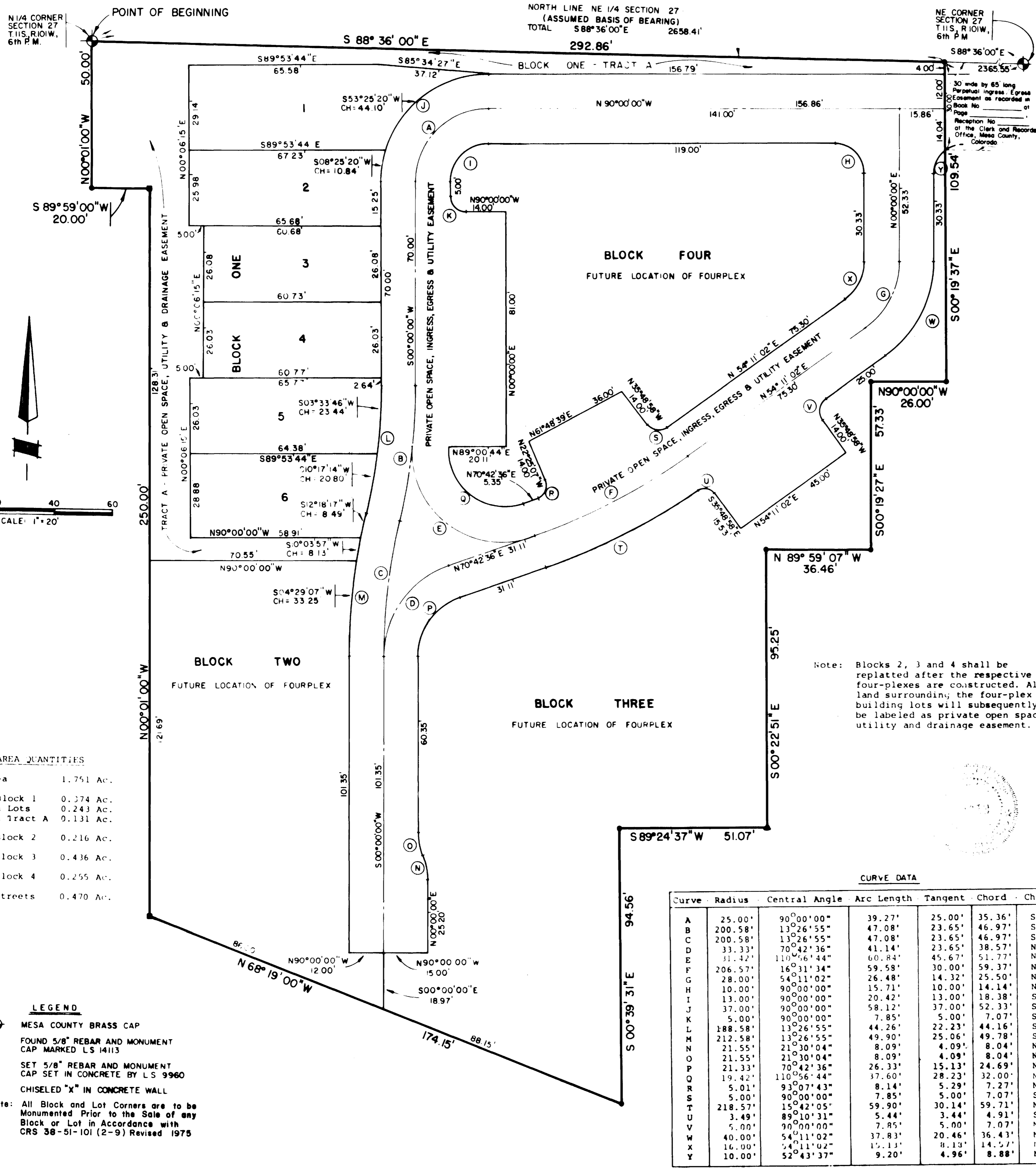
By: Max E. Morris, L.S. 16413 Date: 1/11/84

The Subdivision Protective Covenants are recorded in Plat Book 1479, Page 733-746.

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.

REPLAT OF THE FAIRWAY

BECK, SHRUM and ASSOCIATES, INC.
PUEBLO EAST, 216 PITKIN, SUITE 203
GRAND JUNCTION, COLORADO 81501
(303) 843-1827



AREA QUANTITIES

Total Area	1.751 Ac.
Area in Block 1	0.174 Ac.
Area in Lots	0.243 Ac.
Area in Tract A	0.131 Ac.
Area in Block 2	0.216 Ac.
Area in Block 3	0.436 Ac.
Area in Block 4	0.255 Ac.
Area in Streets	0.470 Ac.

LEGEND

- MESA COUNTY BRASS CAP
 - FOUND 5/8" REBAR AND MONUMENT CAP MARKED LS 14113
 - SET 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE BY LS 9960
 - ▲ CHISELED "X" IN CONCRETE WALL
- Note: All Block and Lot Corners are to be Monumented Prior to the Sale of any Block or Lot in Accordance with CRS 38-51-101 (2-9) Revised 1975

CURVE DATA

Curve	Radius	Central Angle	Arc Length	Tangent	Chord	Chord Bearing
A	25.00'	90°00'00"	39.27'	25.00'	35.36'	S45°00'00"W
B	200.58'	13°26'55"	47.08'	23.65'	46.97'	S06°43'27"W
C	200.58'	13°26'55"	47.08'	23.65'	46.97'	S06°43'27"W
D	33.33'	70°42'36"	41.14'	23.65'	38.57'	N35°21'18"E
E	11.42'	119°46'44"	60.84'	45.67'	51.77'	N53°49'01"W
F	206.57'	16°31'34"	59.58'	30.00'	59.37'	N62°26'49"E
G	28.00'	90°00'00"	26.48'	14.32'	25.50'	N27°05'31"E
H	10.00'	90°00'00"	15.71'	10.00'	14.14'	N45°00'00"W
I	13.00'	90°00'00"	20.42'	13.00'	18.38'	S45°00'00"W
J	37.00'	90°00'00"	58.12'	37.00'	52.33'	S45°00'00"W
K	5.00'	90°00'00"	7.85'	5.00'	7.07'	S45°00'00"E
L	188.58'	13°26'55"	47.26'	22.23'	44.16'	S06°43'28"W
M	212.58'	13°26'55"	49.90'	25.06'	49.78'	S06°43'28"W
N	21.55'	21°30'04"	8.09'	4.09'	8.04'	N10°45'02"W
O	21.55'	21°30'04"	8.09'	4.09'	8.04'	N10°45'02"W
P	21.33'	70°42'36"	26.33'	15.13'	24.69'	N35°21'18"E
Q	19.42'	110°56'44"	37.60'	28.23'	32.00'	N53°49'01"W
R	5.01'	93°07'43"	8.14'	5.29'	7.27'	N24°08'46"E
S	5.00'	90°00'00"	7.85'	5.00'	7.07'	S80°48'57"E
T	218.57'	15°42'05"	59.90'	30.14'	59.71'	N62°51'34"E
U	3.49'	89°10'31"	5.44'	3.44'	4.91'	S80°24'13"E
V	5.00'	90°00'00"	7.85'	5.00'	7.07'	N09°11'03"E
W	40.00'	54°11'02"	37.83'	20.46'	36.43'	N27°05'31"E
X	16.00'	54°11'02"	15.13'	8.13'	14.57'	N27°05'31"E
Y	10.00'	52°43'37"	9.20'	4.96'	8.88'	N26°21'49"E