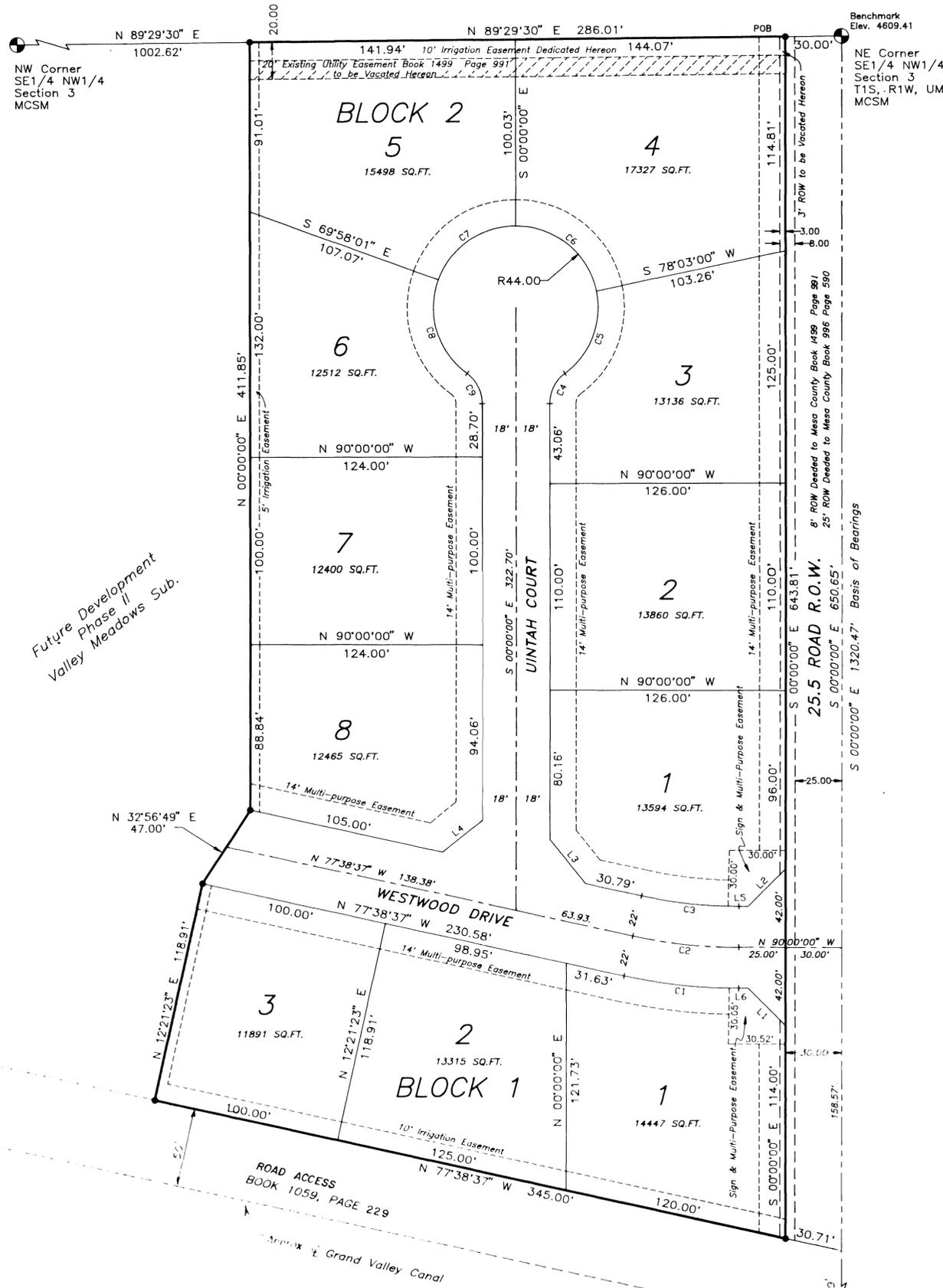


VALLEY MEADOWS SUBDIVISION



DEDICATION

That the undersigned David V. Christensen, L.O. Griffith, Donald G. Haase, and Richard L. Watson, are the owners of that real property situated in the SE 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 1817, Page 466 .

Commencing at the Northeast corner of the SE 1/4 NW 1/4 of Section 3, whence the Northwest corner of the SE 1/4 NW 1/4 of Section 3 Bears S 89°29'30" W for a basis of bearings, with all bearings contained herein relative thereto; thence S 89°29'30" W 30.00 feet along the North line of the SE 1/4 NW 1/4 to the West right-of-way line of 25.5 Road, and the TRUE POINT OF BEGINNING; thence South 00 degrees 00 minutes 0 seconds West (S 00°00'00" W), a distance of 643.81 feet along the said West R.O.W. line; thence North 77 degrees 38 minutes 37 seconds West (N 77°38'37" W), a distance of 345.00 feet; thence North 12 degrees 21 minutes 23 seconds East (N 12°21'23" E), a distance of 118.91 feet; thence North 32 degrees 56 minutes 49 seconds East (N 32°56'49" E) a distance of 47.00 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 411.85 feet to a point on the North line of the SE 1/4 NW 1/4; thence along said line North 89 degrees 29 minutes 30 seconds East (N 89°29'30" E), a distance of 286.01 feet to the TRUE POINT OF BEGINNING. Containing 4.133 acres as described.

That said owners have caused the said real property to be laid out and surveyed as VALLEY MEADOWS SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate to 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 easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 27th day of June, A.D., 1994.

David V. Christensen
L. O. Griffith
Donald G. Haase
Richard L. Watson

STATE OF COLORADO)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of June, A.D., 1994.

My Commission Expires 11-26-97
Witness my hand and official seal

Thomas J. Gable
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

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

Paul Bonifant
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of July, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Jim Seals
Chairman

UTILITIES COORDINATION COMMITTEE CERTIFICATE

Approved this 17th day of July, A.D., 1994, by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

Bill Hanson
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:38 o'clock A.M., July 18th, A.D., 1994 and was duly recorded in Plat Book No. 14 Page No. 251 Drawer PA110

Monika Todd
Clerk and Recorder
Richard L. Watson
Deputy,



SCALE: 1"=40'



LEGEND

- MESA COUNTY OR BLM SURVEY MONUMENT
- SET ALUMINUM CAP ON No. 5 REBAR IN CONCRETE, PLS 16835
- (R) RECORD MEASUREMENT
- ◇ FOUND PROPERTY CORNER AS NOTED

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 CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS

Basis of bearings assume the East line of the SE 1/4 NW 1/4 of Section 3 to bear N 00°00'00" W 1320.47 feet. Both monuments on this line are BLM or Mesa County Monuments as shown on the accompanying plat.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of VALLEY MEADOWS SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Dennis W. Johnson
DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR, No. 16835
Certified this 27th day of June, 1994.

MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL BUILDING	
Front	20 Feet
Side	10 Feet
Rear	20 Feet
ACCESSORY BUILDING	
Front	Rear 1/2 of Lot
Side	5 Feet
Rear	5 Feet

AREA SUMMARY	
AREA IN LOTS =	3.453 Acres
ROAD ROW =	0.680 Acres
TOTAL =	4.133 Acres

Located in the SE 1/4 NW 1/4 Section 3, T1S, R1W, UTE M.

VALLEY MEADOWS SUBDIVISION
A Part of the SE 1/4 NW 1/4
SECTION 3, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO
Professional Surveying Services
P.O. BOX 4506, Grand Junction, CO 81502
303-241-3841

SUR. BY: JF/LD DRAWN BY: DWJ
JOB NO. 9369 SHEET 1 OF 1

REV 4/06/94
REV PER CITY 3/08/94
1/27/94

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	286.57'	61.80'	61.68'	S 83°49'18" E	12°21'23"	31.02'
C2	264.57'	57.06'	56.95'	S 83°49'18" E	12°21'23"	28.64'
C3	242.57'	52.31'	52.21'	S 83°49'18" E	12°21'23"	26.26'
C4	20.00'	18.67'	18.00'	N 26°44'58" E	53°29'57"	10.08'
C5	44.00'	50.26'	47.57'	S 20°46'28" W	65°26'57"	28.27'
C6	44.00'	59.94'	55.41'	S 50°58'30" E	78°03'00"	35.66'
C7	44.00'	53.73'	50.45'	N 55°00'59" E	69°58'01"	31.73'
C8	44.00'	56.59'	52.77'	N 16°48'37" W	73°41'13"	32.97'
C9	20.00'	18.73'	18.05'	S 26°49'37" E	53°39'13"	10.11'

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 45°00'00" W	28.28'
L2	N 45°00'00" E	28.28'
L3	S 38°49'18" E	30.33'
L4	N 51°10'42" E	27.51'
L5	N 90°00'00" W	5.00'
L6	N 90°00'00" W	5.00'