

SUNDOWN VILLAGE

NE1/4 NW1/4, SECTION 15, T.1 S., R.1 E., U.M.
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Sundown Limited Liability Company is the owner of that real property in the County of Mesa State of Colorado described in Book 1963 at Page 999 of the Mesa County Records being situated in the Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of Section 15 Township 1 South Range 1 East of the Ute Meridian County of Mesa State of Colorado as shown on the accompanying plat said property being more particularly described as follows:

Beginning at the Northwest corner of the East 1/4 of said NE1/4 NW1/4 whence the North one-quarter corner of said Section 15 a Mesa County Survey Monument bears S90°00'00" E a distance of 327.02 feet and considering all bearings cited herein being relative to N90°00'00" W between Mesa County Survey Monuments on the North line of said NE1/4 NW1/4
Thence along the West line of said East 1/4 of said NE1/4 NW1/4 S00°12'04" E a distance of 1318.54 feet to the Southwest corner of said East 1/4 of said NE1/4 NW1/4
Thence along the South line of said NE1/4 NW1/4 S89°58'22" W a distance of 492.43 feet to the Southeast corner of Meadowood Subdivision according to the recorded plat thereof
Thence along the East line of Meadowood Subdivision and the East line of a parcel described in a deed recorded in Book 1044 Page 498 N00°07'00" W a distance of 1318.76 feet to the North line of said NE1/4 NW1/4
Thence along said North line S90°00'00" E a distance of 490.48 feet to the Point of Beginning

That said owner has caused the said real property to be laid out and surveyed as **Sundown Village** 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 hereon 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 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 shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser not the County of Mesa

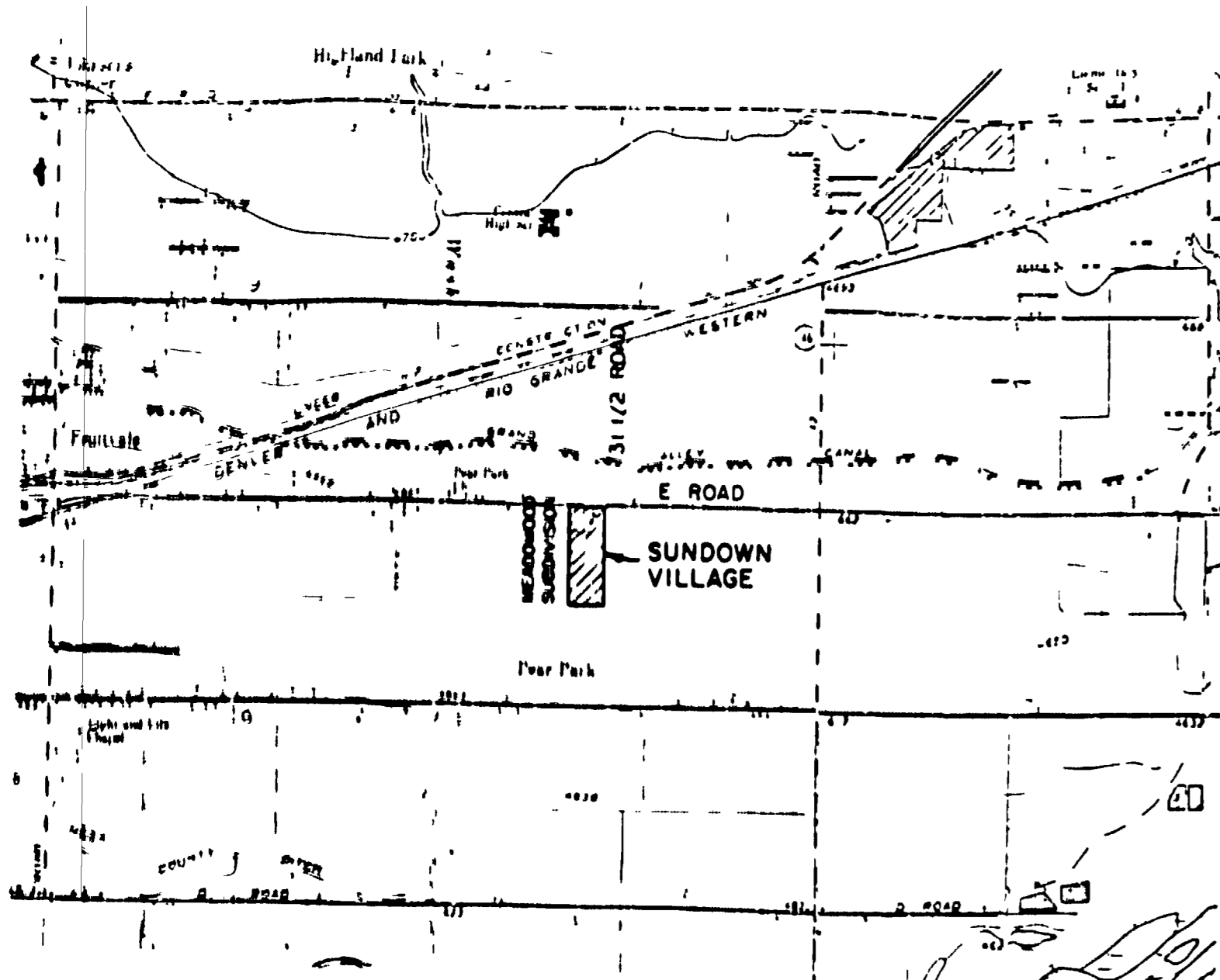
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 15th day of October A D 1993

Jim Larson
Managing Partner
Sundown Limited Liability Company

State of Colorado)
County of Mesa) ss.

This plat was acknowledged before me by Jim Larson on this 15th day of October A D 1993 for the aforementioned purposes

My Commission expires 6/14/97 Notary Public Jim A. Lasser



VICINITY MAP
SCALE: 1" = 2000'

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	35 98	88 67	23 14 51	N78 29 29 W	35 73
C2	35 98	88 67	23 14 57	N78 29 32 W	35 73
C3	78 54	50 00	90 00 00	N45 07 00 W	70 71
C4	58 13	71 00	46 54 32	S66 39 44 E	56 52
C5	53 40	71 00	43 05 28	S21 39 44 E	52 15
C6	124 09	79 00	90 00 00	N45 07 00 W	111 '2
C7	27 46	67 67	23 14 49	S78 29 28 E	27 27
C8	44 90	109 67	23 14 57	S78 29 32 E	44 20
C9	31 42	20 00	90 00 00	S45 07 00 E	28 28
C10	31 42	20 00	90 00 00	N44 53 00 E	28 28
C11	31 42	20 00	90 00 00	S45 07 00 E	28 28
C12	31 42	20 00	90 00 00	S44 53 00 W	28 28
C13	27 46	67 67	23 14 57	N78 29 32 W	27 27
C14	44 50	109 67	23 14 52	N78 29 29 W	44 19
C15	31 38	20 00	89 53 00	S45 03 30 E	28 26
C16	31 46	20 00	90 07 00	N44 56 30 E	28 31

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County Colorado at 2:20 o'clock P.M. this 17th day of October 1993 and is duly recorded in Plat Book No. 14 Page 13 as Reception No. 16615-4 2011-4447

Mark A. Hill
Clerk and Recorder of Mesa County

COUNTY PLANNING COMMISSION CERTIFICATE

This project was reviewed and approved by the County Planning Commission of Mesa County Colorado on this 21st day of October A D 1993

PLANNING COMMISSION
MESA COUNTY COLORADO

By Charles West Chairman Attest Mark A. Hill Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This project was reviewed and approved by the Board of County Commissioners of Mesa County Colorado on this 5th day of October A D 1993

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY COLORADO

By Stephen B. Genov Chairman Attest Mark A. Hill Clerk of Record

UTILITIES COORDINATING COMMITTEE

Approved this 29th day of September 1993

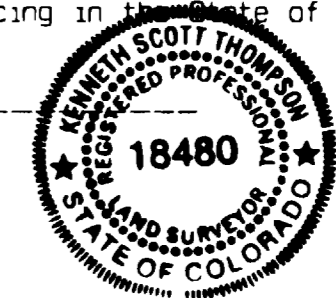
Utilities Coordinating Committee of the County of Mesa Colorado

Ray R. Matthews
Chairman

SURVEYOR'S STATEMENT

I hereby state that this survey and plat were prepared by me or under my direct responsibility supervision and checking and that in my professional opinion they are true and correct to the best of my knowledge and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado

Kenneth Scott Thompson P.L.S. 18480 Date



AREA SUMMARY		
OPEN SPACE	0 246 AC	2 %
STREETS	1 776 AC	12 %
LOTS	12 856 AC	86 %
TOTAL	14 878 AC	100 %

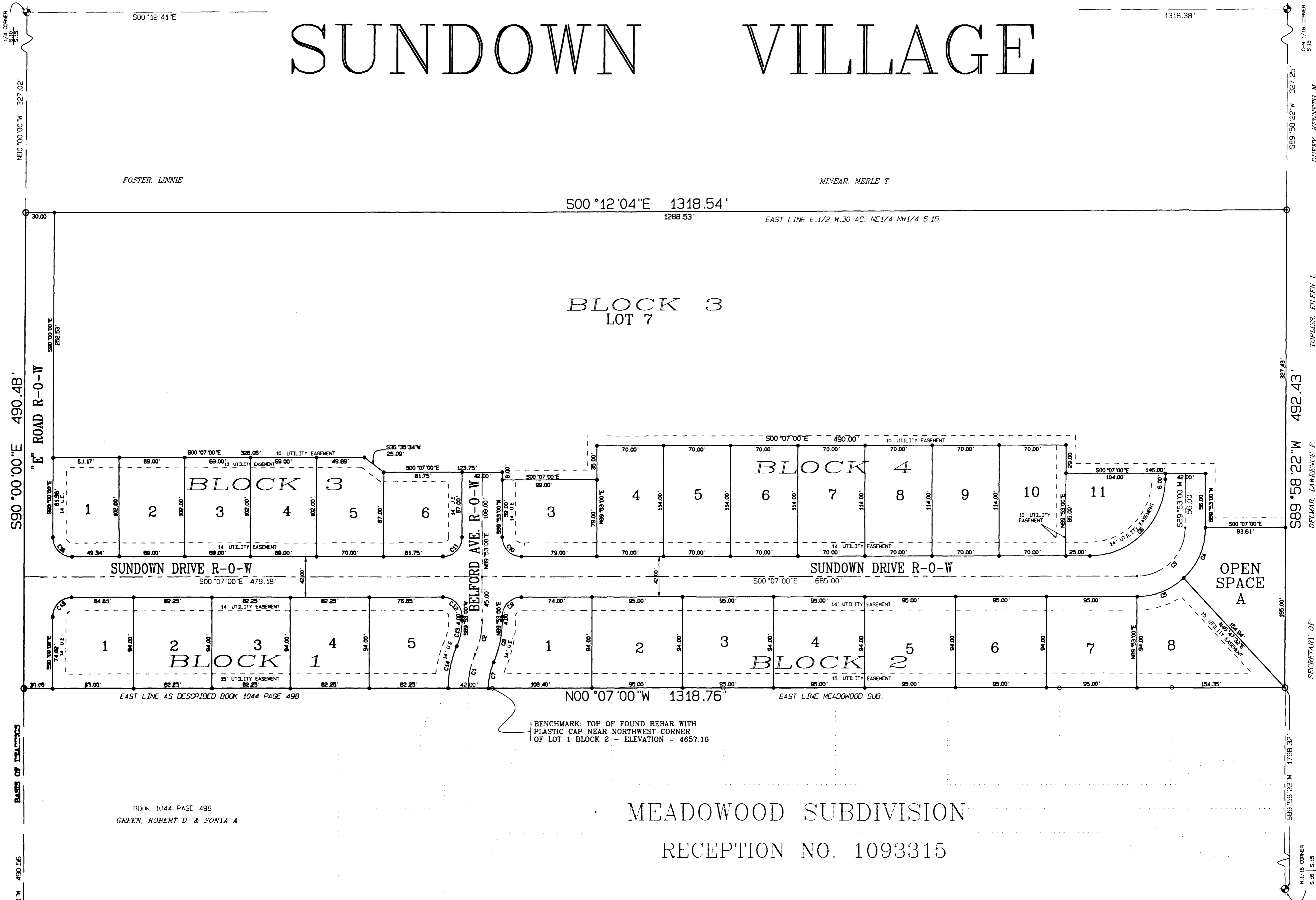
SUNDOWN VILLAGE
NE/4 NW/4 SECTION 15, T.1S., R.1E., U.M.
MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (303) 243-6067

Designed By KST	Checked By DRS	Job No 0198-001
Drawn By TERRAMODEL	Date SEPT 27 1993	Sheet 1 of 2

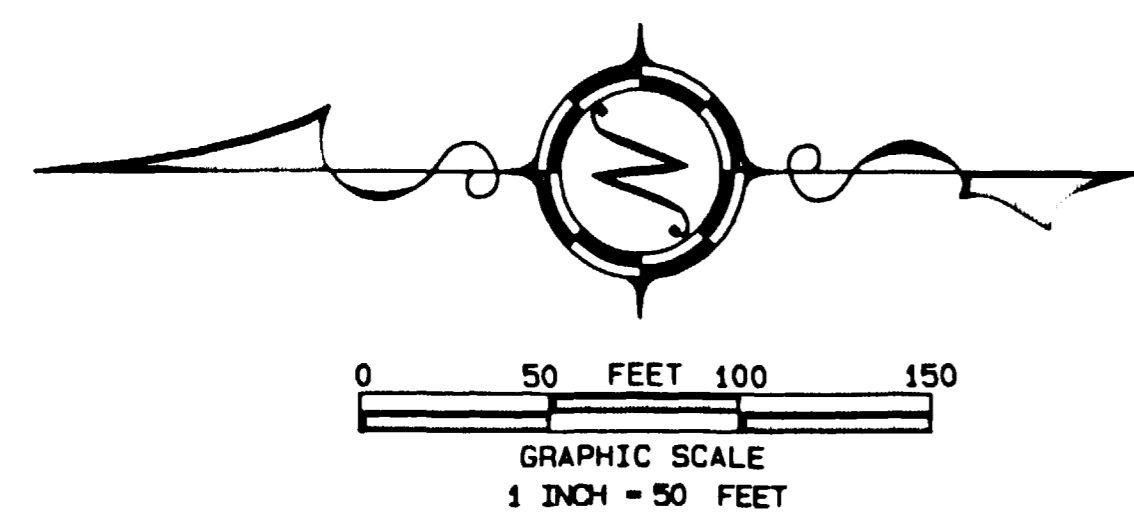
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

SUNDOWN VILLAGE



BOOK 1044 PAGE 498
GREEN, ROBERT D & SONIA A

MEADOWOOD SUBDIVISION
RECEPTION NO. 1093315



BEARINGS HEREON ARE BASED UPON A REFERENCE BEARING OF N90°00'00" W BETWEEN THE QUARTER CORNER AND THE WEST SIXTEENTH CORNER ON THE NORTH LINE OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BOTH BEING MONUMENTED BY MESA COUNTY SURVEY MARKERS.

- LEGEND**
- ⊙ #5 REBAR WITH ALUM. CAP PLS 18480 SET IN CONCRETE
 - #5 REBAR WITH ALUM. CAP PLS 18480 TO BE SET POST-CONSTRUCTION
 - ⊕ MESA COUNTY SURVEY MONUMENT



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