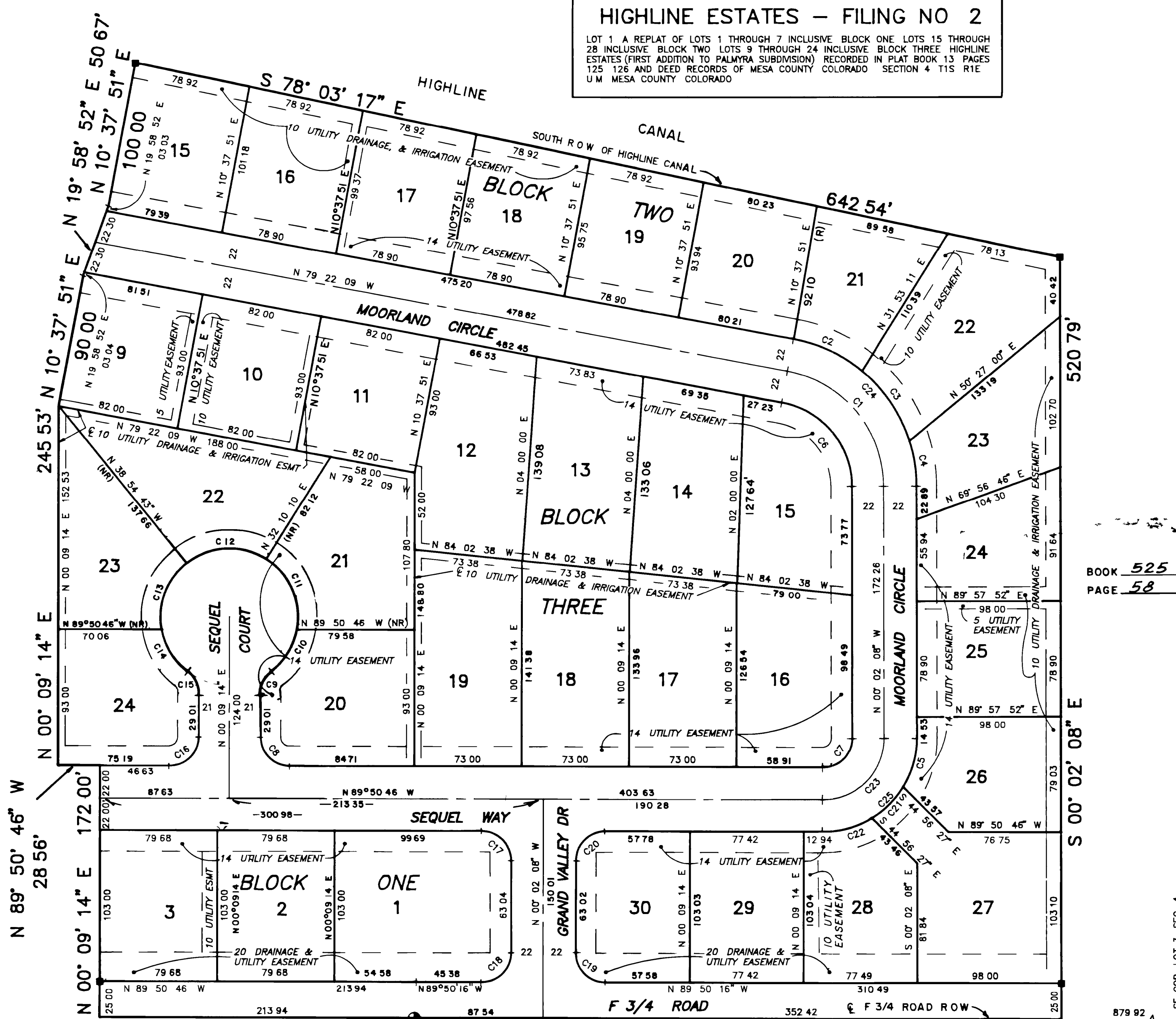


# HIGHLINE ESTATES - FILING NO 2

LOT 1 A REPLAT OF LOTS 1 THROUGH 7 INCLUSIVE BLOCK ONE LOTS 15 THROUGH 28 INCLUSIVE BLOCK TWO LOTS 9 THROUGH 24 INCLUSIVE BLOCK THREE HIGHLINE ESTATES (FIRST ADDITION TO PALMYRA SUBDIVISION) RECORDED IN PLAT BOOK 13 PAGES 125 126 AND DEED RECORDS OF MESA COUNTY COLORADO SECTION 4 T1S R1E U M MESA COUNTY COLORADO



HIGHLINE ESTATES FILING NO

### CURVE DATA

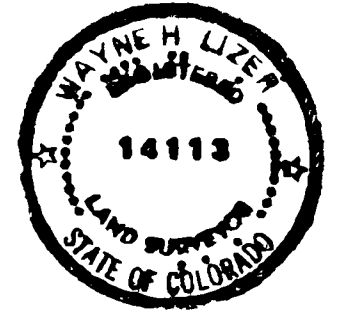
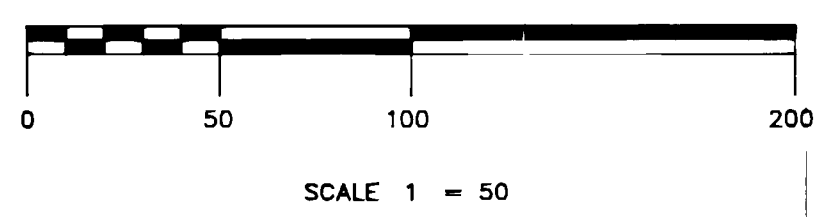
CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH	TANGENT
C1	80.00	79°20'01"	N 39°42'09" W	102.13	110.77	66.34
C2	102.00	29°03'04"	N 84°50'40" W	51.16	51.72	26.43
C3	102.00	32°43'31"	N 33°57'19" W	57.47	58.26	29.95
C4	102.00	17°33'26"	N 08°48'51" W	31.13	31.27	15.75
C5	64.00	31°27'04"	N 15°41'24" E	34.69	35.13	18.02
C6	58.00	79°20'01"	N 39°42'09" W	74.04	80.31	48.10
C7	20.00	90°11'22"	N 45°03'33" E	28.33	31.48	20.07
C8	20.00	90°00'00"	N 44°50'46" W	28.28	31.42	20.00
C9	20.00	52°16'12"	N 26°17'19" E	17.62	18.84	09.81
C10	47.00	41°13'49"	N 31°48'32" E	33.10	33.82	17.68
C11	47.00	68°42'18"	N 23°09'32" W	53.04	56.36	32.12
C12	47.00	71°06'20"	N 86°56'09" E	54.66	58.33	33.59
C13	47.00	62°16'08"	N 20°14'55" E	48.60	51.08	28.39
C14	47.00	41°13'49"	N 31°29'11" W	33.10	33.82	17.68
C15	20.00	92°16'12"	N 26°00'38" W	17.62	18.24	09.81
C16	20.00	90°00'00"	N 45°09'14" E	28.28	31.42	20.00
C17	20.00	89°48'38"	N 44°56'27" W	28.24	31.35	19.93
C18	20.00	90°11'22"	N 45°03'48" E	28.33	31.48	20.07
C19	20.00	89°48'08"	N 44°56'12" W	28.24	31.35	19.93
C20	20.00	90°11'22"	N 45°03'33" E	28.33	31.48	20.07
C21	64.00	27°10'26"	N 45°00'09" E	30.07	30.36	15.47
C22	64.00	31°33'52"	N 74°22'16" E	34.81	35.21	18.09
C23	42.00	90°11'22"	N 45°03'33" E	59.50	66.11	42.14
C24	102.00	78°20'01"	N 39°42'09" W	130.22	141.23	84.58
C25	64.00	90°11'22"	N 45°03'33" E	90.66	100.74	64.21

### LEGEND

- MESA COUNTY SURVEY (BRASS CAP) MARKER
- SET PIN W/CAP (PE PLS 14113) IN CONCRETE

### AREA SUMMARY

NUMBER OF LOTS	=	35
AREA OF LOTS	=	6.970 Ac 81%
AREA OF STREETS	=	1.634 Ac 19%
TOTAL	=	8.624 Ac 100%
DENSITY	=	4.0 UNITS/AC



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property being situated in Lots 3 and 4 Section 4 Township 1 South Range 1 East of the Ute Meridian in Mesa County Colorado and being more specifically described as follows

Beginning at the Southeast Corner of said Lot 4 of Section 4 T1S R1E U M and considering the South line of said Lot 4 to bear N 89 50 46 W with all bearings contained herein relative thereto thence N 89 50 46 W 213 94 feet along the South line of said Lot 4 thence leaving said line N 00 09 14 E 172 00 feet thence N 89 50 46 W 28 56 feet thence N 00 09 14 E 245 53 feet thence N 10 37 51 E 90 00 feet thence N 19 58 52 E 50 67 feet thence N 10 37 51 E 100 00 feet to a point on the Southerly line of the Highline Canal right of way line thence following said right of way line S 78 03 17 E 642 54 feet thence leaving said right of way line S 00 02 08 E 520 79 feet to a point on the South line of Lot 5 of said Section 4 thence N 89 50 16 W 439 96 feet to the point of beginning containing 8 999 Acres more or less said property recorded in Book 1677 Page 719, Mesa County, Colorado, deeds of record

That said owners have caused the said real property to be laid out and surveyed as Highline Estates Filing No 2 a subdivision of a part of the County of Mesa State of Colorado

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 improvements shall be financed by the seller or purchaser not the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23 day of Aug AD 1993

Karl David Wens Regina Lynn Wens  
Karl David Wens Regina Lynn Wens

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 23 day of Aug AD 1993  
by Karl David Wens and Regina Lynn Wens  
My commission expires July 25 1997

John R. [Signature]  
Notary Public

Witness my hand and official seal

BOOK 525  
PAGE 58

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:30 clock PM this 24 day of April AD 1994 and is duly recorded in Plat Book No 14 Page 223 Reception No 1677187  
DRAWER # AA72

Monika J. [Signature] Carol [Signature]  
Clerk and Recorder Deputy Clerk Fees \$ 10.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 26 day of August AD 1993 County Planning Commission of the County of Mesa

[Signature]  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 15 day of March AD 1994 Board of County Commissioners of the County of Mesa

[Signature]  
Chairman

**SURVEYOR'S CERTIFICATE**

I Wayne H Lizer a registered Professional Surveyor in the State of Colorado hereby certify that this plat of Highline Estates Filing No 2 was prepared from notes taken in the field under my direction during March 1993 and from plats of record and that this Subdivision Plat represents said survey

Wayne H Lizer 8/20/93  
Wayne H Lizer  
Professional Land Surveyor  
PE PLS No 14113

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

**UTILITIES COORDINATING COMMITTEE**

[Signature]  
Approved Chairman Utilities Coordinating Committee  
Date March 9, 1994

**HIGHLINE ESTATES - FILING NO 2**

LOT 1 A REPLAT OF LOTS 1 THROUGH 7 INCLUSIVE BLOCK ONE LOTS 15 THROUGH 28 INCLUSIVE BLOCK TWO LOTS 9 THROUGH 24 INCLUSIVE BLOCK THREE HIGHLINE ESTATES (FIRST ADDITION TO PALMYRA SUBDIVISION) RECORDED IN PLAT BOOK 13 PAGES 125 126 AND DEED RECORDS OF MESA COUNTY COLORADO SECTION 4 T1S R1E U M MESA COUNTY COLORADO

**W. H. LIZER & ASSOCIATES**  
ENGINEERING CONSULTING & LAND SURVEYING  
576 25 ROAD UNIT B 241 - 1129  
GRAND JUNCTION COLORADO 81505