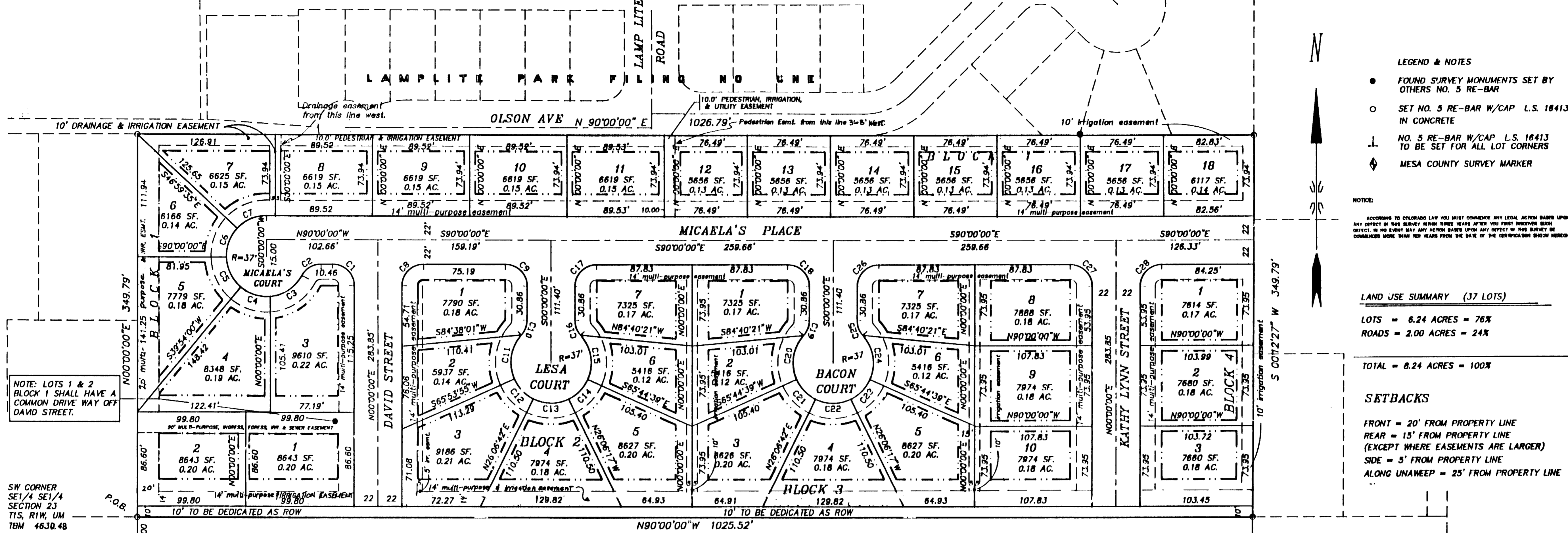


MICHAELA'S VILLAGE



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 1641J IN CONCRETE
 - ⊥ NO. 5 RE-BAR W/CAP L.S. 1641J TO BE SET FOR ALL LOT CORNERS
 - ◆ MESA COUNTY SURVEY MARKER

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, OR NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THE CERTIFICATION HEREIN.

LAND USE SUMMARY (37 LOTS)

LOTS = 6.24 ACRES = 76%
ROADS = 2.00 ACRES = 24%
TOTAL = 8.24 ACRES = 100%

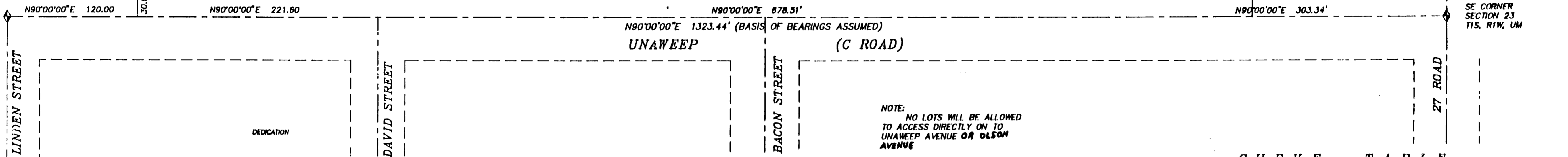
SETBACKS

FRONT = 20' FROM PROPERTY LINE
REAR = 15' FROM PROPERTY LINE (EXCEPT WHERE EASEMENTS ARE LARGER)
SIDE = 5' FROM PROPERTY LINE
ALONG UNAWEEP = 25' FROM PROPERTY LINE

NOTE: LOTS 1 & 2 BLOCK 1 SHALL HAVE A COMMON DRIVE WAY OFF DAVID STREET.

SW CORNER SE 1/4 SE 1/4 SECTION 23 T1S, R1W, UM TBM 4630.48

SE CORNER SECTION 23 T1S, R1W, UM



NOTE: NO LOTS WILL BE ALLOWED TO ACCESS DIRECTLY ON TO UNAWEEP AVENUE OR OLSON AVENUE

CURVE TABLE

CURVE NO.	RADIUS LENGTH	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT LENGTH
C1	20.00	31.42	28.28	S45°00'00"E	90°00'00"	20.00
C2	20.00	21.55	20.52	N59°08'13"E	61°43'35"	11.95
C3	37.00	36.39	34.94	N56°26'46"E	56°20'42"	19.82
C4	37.00	29.24	28.49	S72°44'26"E	45°16'53"	15.43
C5	37.00	31.35	30.42	N25°49'34"W	48°32'51"	16.69
C6	37.00	28.78	28.06	N20°43'38"E	44°33'34"	15.16
C7	37.00	30.35	29.50	N66°30'12"E	46°59'35"	16.09
C8	20.00	31.42	28.28	N45°00'00"E	90°00'00"	20.00
C9	20.00	31.42	28.28	S45°00'00"E	90°00'00"	20.00
C10	20.00	14.85	14.51	S21°16'06"W	42°32'13"	7.78
C11	37.00	25.03	24.65	N09°13'04"E	66°38'18"	24.32
C12	37.00	25.69	25.18	N43°59'42"W	39°47'13"	13.39
C13	37.00	33.72	32.56	S89°59'47"E	52°12'59"	18.13
C14	37.00	25.60	25.09	S44°04'32"W	39°38'22"	13.34
C15	37.00	43.13	40.73	S09°08'26"E	66°47'34"	24.39
C16	20.00	14.85	14.51	N21°16'06"W	42°32'13"	7.78
C17	20.00	31.42	28.28	N45°00'00"E	90°00'00"	20.00
C18	20.00	31.42	28.28	S45°00'00"E	90°00'00"	20.00
C19	20.00	14.85	14.51	S21°16'06"W	42°32'13"	7.78
C20	37.00	43.13	40.73	N09°08'26"E	66°47'34"	24.39
C21	37.00	25.03	25.09	N44°04'19"W	39°37'57"	13.32
C22	37.00	33.72	32.56	S89°59'47"E	52°12'59"	18.13
C23	37.00	25.60	25.09	S44°04'32"W	39°38'22"	13.34
C24	37.00	43.13	40.73	S09°08'26"E	66°47'34"	24.39
C25	20.00	14.85	14.51	N21°16'06"W	42°32'13"	7.78
C26	20.00	31.42	28.28	N45°00'00"E	90°00'00"	20.00
C27	20.00	31.42	28.28	S45°00'00"E	90°00'00"	20.00
C28	20.00	31.42	28.28	N45°00'00"E	90°00'00"	20.00

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Mary Lou Kennedy, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2057 of Pages 593 thru 595 of the Mesa County Clerk and Records Office, and being situated in the SE 1/4 SE 1/4 Section 23, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at a point being 120.00 feet N90°00'00"E and 30.00 feet N00°00'00"E of the SW corner of the SE 1/4 SE 1/4 Section 23, T1S, R1W, U.M., and considering the South line of the SE 1/4 SE 1/4 Section 23, T1S, R1W, U.M. to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence N00°00'00"E 349.79 feet; thence N80°00'00"E 1026.78 feet to the SE corner of Lamp Lite Park Filing No. One; thence S00°12'27"W 349.79 feet; thence N80°00'00"W 1025.52 feet to the Point of Beginning, containing 8.24 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as MICHAELA'S VILLAGE, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All Multi-purpose easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Irrigation Easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the Property owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All sewer easements to the City of Grand Junction for the installation, operation, maintenance and repair of sanitary sewer facilities and appurtenances thereto.

All Pedestrian, Utility, and Ingress & Egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for Ingress and Egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused her name to be herunto subscribed this 25th day of July, A.D., 1995.

Mary Lou Kennedy
Mary Lou Kennedy

STATE OF COLORADO)
COUNTY OF MESA) S.S.
The foregoing instrument was acknowledged before me this 25th day of July, A.D., 1995, by Mary Lou Kennedy.
6/9/99
My commission expires: 6/9/99
Dale Goodwin, Notary Public
State of Colorado
My Commission Expires 6/9/99
Notary Public
Address: 583 Cleveland St.
Grand Jct., CO 81504
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.
I hereby certify that this instrument was filed in my office at 2:57 o'clock P.M. this 14th day of August, A.D., 1995, and is duly recorded in Plat Book No. 74, Page 374.

CITY APPROVAL
This plat of MICHAELA'S VILLAGE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 9th day of August, A.D., 1995.
Charlotte Clever
City Manager
Len Mays
President of Council

SURVEYOR'S CERTIFICATE
I, Max E. Morris, certify that the accompanying plat of MICHAELA'S VILLAGE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.
Max E. Morris, G.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 1641J
Date: 4/1/95

MICHAELA'S VILLAGE

FINAL PLAT
SITUATED IN THE SE 1/4 SE 1/4 SECTION 23, T1S, R1W, U.M.

FOR: M. L. KENNEDY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 484-7568	SURVEYED BY: SB MF DRAWN BY: VAP MEM ACAD ID: MV2FN SHEET NO. 1 FILE: 94108
SCALE: 1" = 50 FT		
DATE: 3/25/95		