

# VILLAGE NINE - PHASE 2

SITUATED IN THE SE 1/4 NW 1/4 SEC. 30, T1S, R1E, UTE P.M.  
COUNTY OF MESA, STATE OF COLORADO

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Village Nine, Ltd., a Limited Partnership, is the owner of the real property situated in the County of Mesa, State of Colorado, and being a part of the Northwest Quarter (NW 1/4) of Section 30, Township 1 South (T1S), Range 1 East (R1E), Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the NE Corner of the SE 1/4 NW 1/4 of said Section 30 and considering the East line of the NW 1/4 to bear S 0° 05' 20" E with all bearings contained herein relative thereto. Thence S 0° 05' 20" E along the East line of said NW 1/4 a distance of 843.30 feet; thence N 75° 59' 30" W a distance of 723.26 feet; thence S 14° 10' 27" W a distance of 674.35 feet to a point on the South line of said NW 1/4; thence S 89° 57' 37" W along said South line a distance of 438.84 feet to the SW Corner SE 1/4 NW 1/4 of said Section 30; thence N 0° 43' 19" W along the West line of the SE 1/4 NW 1/4 a distance of 1320.46 feet to the NW Corner SE 1/4 NW 1/4 of said Section 30; thence N 89° 54' 49" E along the North line of said SE 1/4 NW 1/4 a distance of 1321.05 feet to the point of beginning. Said tract of land contains 29.478 acres.

That the said owner has caused the said real property to be laid out and surveyed as Village Nine-Phase 2, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility and drainage easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, transmission lines, 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In witness where said owner, Village Nine, Ltd., a Limited Partnership, has caused his name to be hereunto subscribed this 12th Day of April, A.D., 1978

*Thomas M. Wilkinson*  
Thomas M. Wilkinson  
General Partner

STATE OF COLORADO } SS

COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 12th Day of April, A.D., 1978 by

Thomas M. Wilkinson  
My Commission expires 11-19-79

Witness my hand and seal.

*James H. Brown*  
Notary Public

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of April, A.D., 1978 County Planning Commission of the County of Mesa, Colorado

By *Mary Ann Smith*  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22nd day of April, A.D., 1978 Board of County Commissioners of the County of Mesa, Colorado

By *William G. Ryden*  
Chairman

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS

COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 3:15 o'clock P.M., This 5th day of June, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 28, Reception No. 1162198

*Carl Sawyer*  
Clerk and Recorder  
Fees \$10.00

Deputy

## SURVEYOR'S CERTIFICATE

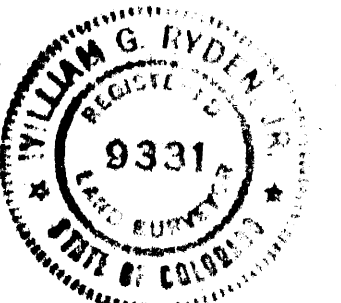
I, William G. Ryden do hereby certify that the accompanying plat of Village Nine-Phase 2, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of same.

*William G. Ryden*  
William G. Ryden, Registered Land Surveyor  
No. 9331

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting Pursuant to C.R.S. 1973, 38-51-102, as amended.

By *Bill Boman*  
Mesa County Road Department

Date 4-21-78



## NOTE:

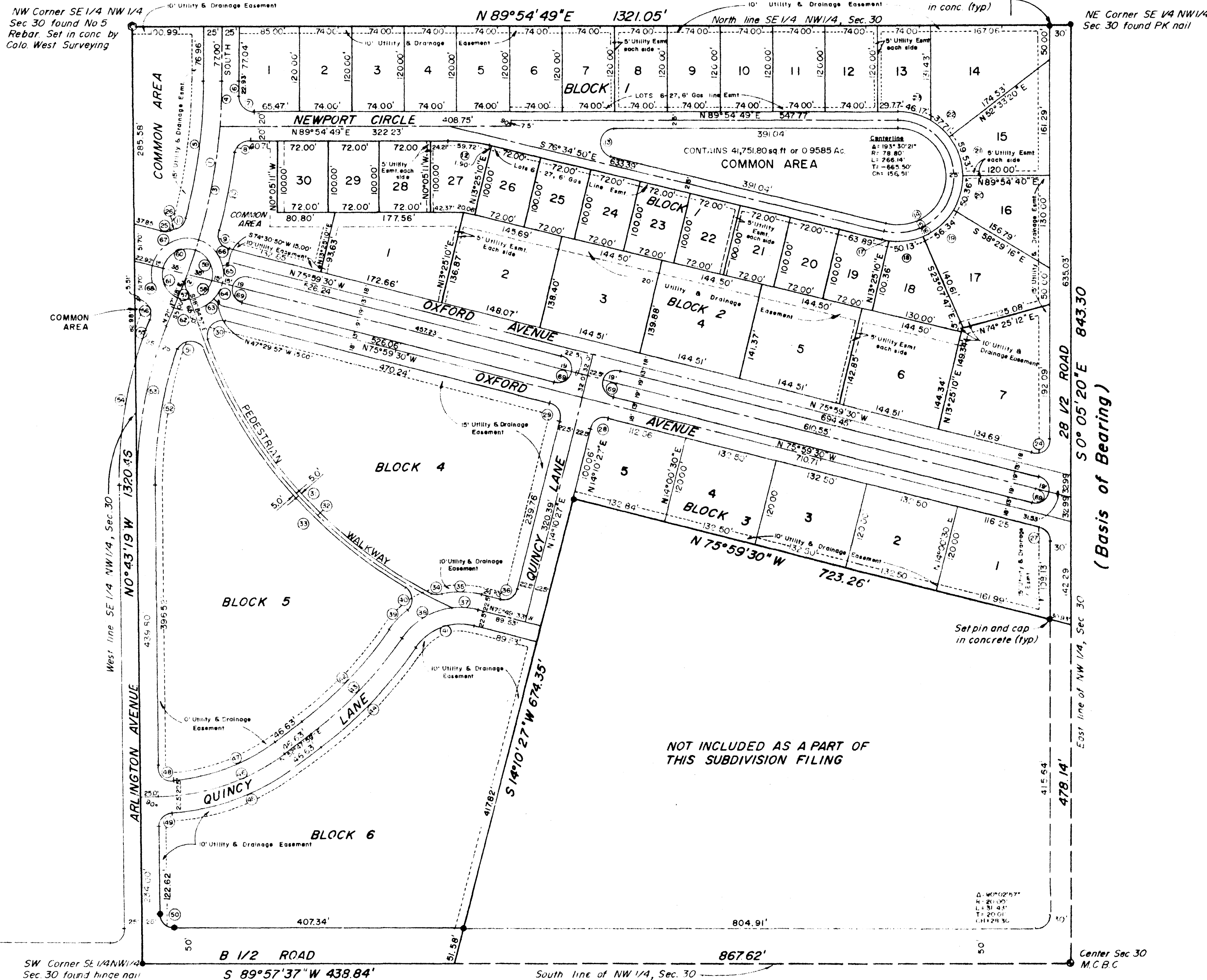
All lot corners set with Pin and Cap No. 9331.

● - Set pin and cap in concrete

PREPARED BY

COLORADO WEST SURVEYING COMPANY  
835 COLORADO AVENUE  
GRAND JUNCTION, COLORADO

VILLAGE NINE - PHASE TWO



## CURVE DATA

NO	Δ	R	L	T	CH
1	21°17'18"	783.89	291.26	147.33	289.58'
2	0°30'34"	783.89	6.97	3.48	6.97'
3	16°10'08"	783.89	221.21	111.35	220.48'
4	4°36'36"	783.89	63.07	31.56	63.05'
5	18°20'53"	758.89	203.29	102.26	202.68'
6	1°30'53"	808.89	22.38	11.19	22.38'
7	8°40'19"	20.00	28.90	17.63	28.65'
8	82°46'46"	20.00	31.96	20.55	28.66'
9	91°30'58"	20.00	21.22	11.73	21.24'
10	8°25'25"	808.89	118.92	59.57	118.92'
11	60°47'23"	20.00	21.22	11.73	21.24'
12	13°30'21"	253.36	59.72	30.00	59.59'
13	66°29'39"	20.00	58.12	16.80	39.72'
14	10°30'21"	66.30	223.92	---	131.68'
15	193°30'21"	76.80	265.13	---	156.51'
16	193°30'21"	91.30	308.35	---	181.33'
17	5°05'33"	91.30	8.17	4.06	8.17'

NO	Δ	R	L	T	CH
18	3°27'24"	91.30	50.13	25.71	49.50'
19	35°21'29"	91.30	56.34	29.10	55.45'
20	31°36'04"	91.30	50.36	25.84	49.72'
21	37°21'29"	91.30	59.53	30.86	58.48'
22	23°59'52"	91.30	37.71	19.13	37.44'
23	28°58'29"	91.30	46.17	23.53	45.68'
24	10°58'10"	20.00	36.27	25.56	31.50'
25	34°33'38"	20.00	12.06	6.22	11.88'
26	67°41'21"	65.00	7.33	3.60	7.60'
27	75°54'10"	20.00	26.50	15.61	28.74'
28	89°50'03"	20.00	31.30	15.61	28.74'
29	90°50'57"	20.00	31.47	20.16	28.82'
30	124°55'02"	20.00	43.60	38.35	35.47'
31	14°20'04"	668.26	457.93	250.95	469.59'
32	46°52'17"	670.26	548.51	290.66	533.32'
33	37°54'38"	675.24	440.80	231.92	438.69'
34	42°46'39"	20.00	4.89	7.81	14.54'

NO	Δ	R	L	T	CH
35	29°03'42"	122.50	62.13	31.75	61.47'
36	90°00'00"	20.00	31.42	20.00	28.28'
37	22°26'12"	100.00	30.16	19.83	38.91'
38	47°21'07"	100.00	82.64	43.89	80.31'
39	16°29'21"	127.50	35.00	17.62	34.89'
40	10°08'45"	20.00	38.45	28.64	32.79'
41	69°47'15"	77.50	94.40	54.05	88.67'
42	18°24'51"	560.66	180.19	90.10	179.41'
43	18°24'51"	563.16	187.42	94.13	185.61'
44	8°24'51"	605.66	194.65	98.17	193.51'
45	11°04'51"	322.50	166.48	85.83	163.99'
46	25°24'46"	300.00	191.00	98.86	197.79'
47	42°01'24"	277.50	145.03	74.13	153.09'
48	68°18'18"	20.00	32.97	21.62	29.36'
49	86°39'09"	20.00	30.25	18.86	27.45'
50	89°18'04"	20.00	31.18	19.76	28.11'
51	140°03'50"	20.00	48.80	45.05	37.59'

NO	Δ	R	L	T	CH
52	18°10'51"	572.96	191.81	95.81	190.91'
53	22°00'37"	597.96	229.71	116.29	228.30'
54	16°17'09"	622.96	177.07	89.14	176.47'
55	5°20'15"	622.96	58.03	29.04	58.01'
56	96°53'35"	20.00	33.82	22.56	29.93'
57	3°34'33"	35.00	19.90	10.24	19.63'
58	64°42'15"	35.00	39.52	27.17	37.46'
59	84°30'38"	35.00	51.62	31.80	47.07'
60	98°29'22"	35.00	58.33	38.50	51.81'
61	82°43'12"	35.00	50.53	30.80	46.25'
62	34°46'17"	50.00	30.34	15.65	29.88'
63	33°00'58"	50.00	28.81	14.82	28.41'
64	29°29'33"	50.00	25.74	13.16	25.45'
65	25°29'46"	50.00	23.74	11.66	23.49'
66	21°31'50"	50.00	21.34	10.36	21.41'
67	17°45'30"	50.00	18.85	8.51	17.69'
68	14°14'12"	50.00	16.15	7.15	15.05'
69	10°00'00"	19.00	59.69	19.00	38.69'

