

THUNDER MOUNTAIN ESTATES FILING 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Chaparral West, Inc. a Colorado Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2090 at Page 632 of the Mesa County Clerk and Records Office, and being situated in the NW1/4 NW1/4 SE1/4 Section 3, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Beginning at a point on the West line of the NW1/4 NW1/4 SE1/4 Section 3, Township 1 South, Range 1 East, of the Ute Principal Meridian being 230.28 feet S00°00'00"E of the NW corner of the NW1/4 SE1/4 Sec. 3, T1S, R1E, U.M. and considering the West line of the NW1/4 SE1/4 Sec. 3, T1S, R1E, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence S89°53'30"E 130.00 feet; thence N00°00'00"E 36.88 feet; thence S90°00'00"E 42.00 feet; thence 31.45 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N45°03'15"E 28.31 feet; thence S89°53'30"E 69.96 feet; thence S00°00'00"E 105.00 feet; thence S89°53'30"E 170.00 feet; thence N00°00'00"E 105.00 feet; thence S89°53'30"E 70.04 feet; thence 31.38 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S44°56'45"E 28.26 feet; thence S90°00'00"E 42.00 feet; thence S00°00'00"E 37.12 feet; thence S89°53'30"E 92.29 feet to the East line of the NW1/4 NW1/4 SE1/4 Section 3; thence S00°02'30"W 190.00 feet along the East line of the NW1/4 NW1/4 SE1/4 Sec. 3; thence N89°53'30"W 134.15 feet; thence N00°00'00"E 11.00 feet; thence N89°53'30"W 350.00 feet; thence S00°00'00"E 11.00 feet; thence N89°53'30"W 172.00 feet to the West line of the NW1/4 SE1/4 Section 3, thence N00°00'00"E 190.00 feet to the Point of Beginning, containing 2.76 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as THUNDER MOUNTAIN ESTATES FILING 2, a subdivision of a part of Mesa County, State of Colorado.

That said owner does 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 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 and rights 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 18th day of September, 1995.

Chaparral West, Inc.
CHAPARRAL WEST, INC. A COLORADO CORPORATION
BY:

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 18th day of September, A.D., 1995 by
of Chaparral West, Inc., a Colorado Corporation.

July 28, 1999
My Commission expires:

Tracy Biddy
Notary Public
Address 875 N 2nd Road



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 11:32 o'clock A.M. this 26th day of October, A.D., 1995 and is duly recorded in Plat Book No. 14, Page 392
Recpt # 1734475 Drawer B B 59 Monika Todd - mesa County Clerk & Recorder
Fee # 10.00 1st Surcharge By Linda Martinez Deputy Clerk.
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of October, A.D., 1995 County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of October, A.D., 1995 Board of County Commissioner's of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THUNDER MOUNTAIN ESTATES FILING 2, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

9/14/95
Date

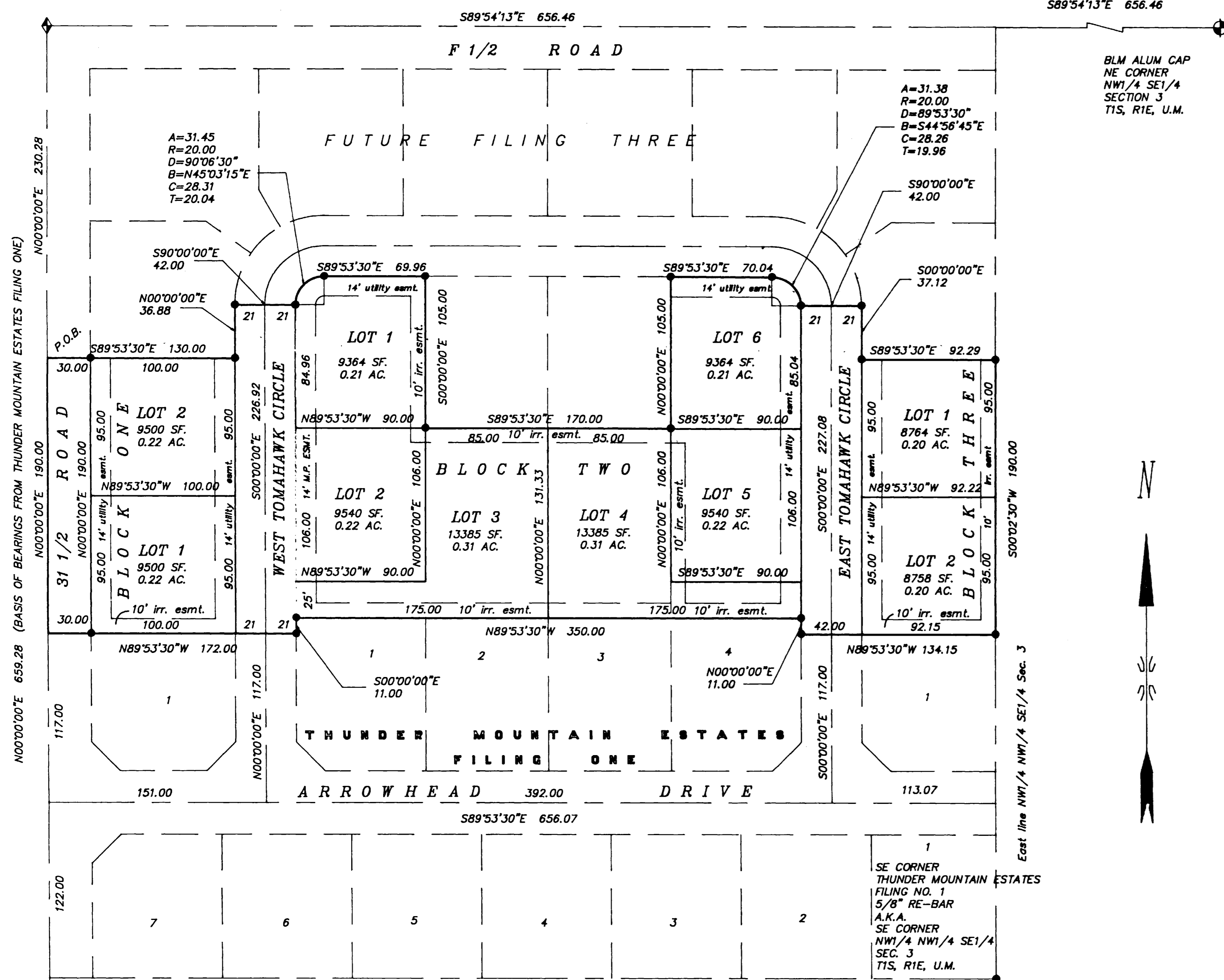
THUNDER MOUNTAIN ESTATES FILING 2

FINAL PLAT

SITUATED IN THE NW1/4 SE1/4 SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: CHAPARRAL WEST	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM DS
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 6/22/95		ACAD ID: TME2FIN
		SHEET NO.
		FILE: 94235.1

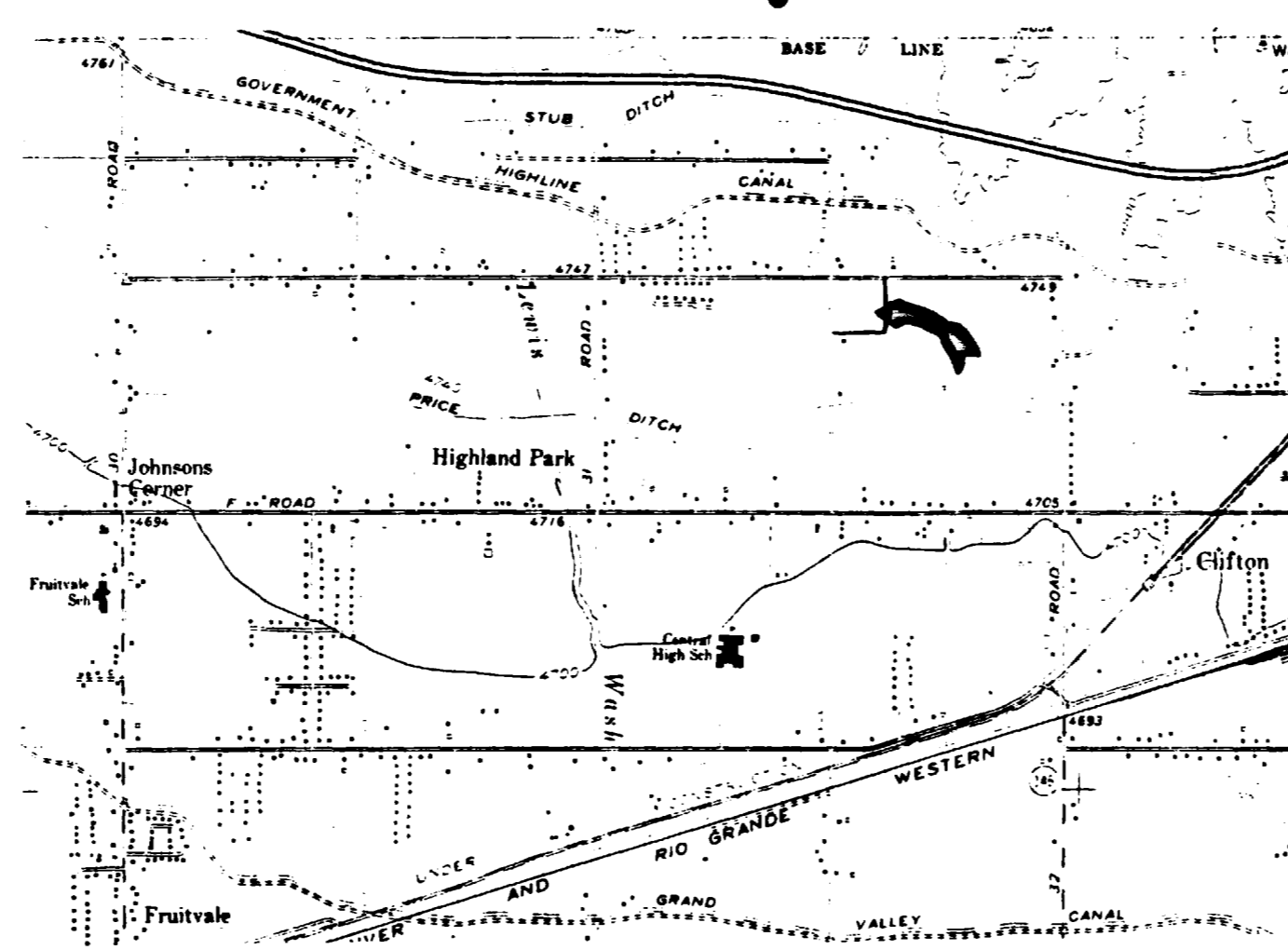
MCSM
NW CORNER
NW1/4 SE1/4
SECTION 3
T1S, R1E, U.M.
T.B.M. 4747.07



AREA SUMMARY

LOTS = 2.32 ACRES = 0.84%
ROAD = 0.44 ACRES = 0.06%
TOTAL = 2.76 ACRES = 100%

- LEGEND & NOTES
- SURVEY MONUMENTS SET IN CONCRETE FOR BOUNDARY MARKERS
 - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS
 - ◆ FOUND MESA COUNTY SURVEY MARKER
 - ⊕ B.L.M. ALUM. CAP



SCALE: 1IN = 2000 FT

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.

