

MESA VIEW MEADOWS SUBDIVISION FILING 1

DEDICATION

That the undersigned Jean A. Ely and Mark J. Iddings, are the owners of that real property situated in the N1/4 SE1/4 NE1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2035, Page 994.

BEGINNING at a point on the westerly right-of-way of 30 Road that bears North 89°56'19" West, a distance of 40.00 feet from the Northeast corner of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 8, Township 1 South, Range 1 East, of the Ute Meridian from which the Northwest Corner of said SE1/4 NE1/4 bears North 89°56'19" West, a distance of 1320.58 feet for a basis of bearings; Thence South 00°05'00" East (S 00°05'00" E), along said westerly right-of-way of 30 Road a distance of 329.99 feet; thence North 89°55'43" West (N 89°55'43" W), a distance of 221.47 feet; thence North 00°04'16" East (N 00°04'16" E), a distance of 149.16 feet; thence North 41°01'49" West (N 41°01'49" W), a distance of 51.79 feet; thence North 00°04'46" West (N 00°04'46" W), a distance of 141.76 feet; thence South 89°56'19" East (S 89°56'19" E), a distance of 255.00 feet to the TRUE POINT OF BEGINNING.
Said parcel of land containing 78,449 square feet of land, more or less.

That said owners have caused the said real property to be laid out and surveyed as MESA VIEW MEADOWS SUBDIVISION, FILING 1 a subdivision of a part of Mesa County, 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 dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said lienholders of the first lien have caused their names to be hereunto subscribed this 8th day of MAY, A.D., 1995.

Mark Faust Virginia Faust
MACK FOUST VIRGINIA FOUST
IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 25th day of APRIL, A.D., 1995.

Jean A. Ely Mark J. Iddings
Jean A. Ely Mark J. Iddings

STATE OF COLORADO)ss
COUNTY OF MESA)

The foregoing Instrument was acknowledged before me by Jean A. Ely, Mark J. Iddings, Mack Faust & Virginia Faust, this 8th day of MAY, A.D., 1995.

Witness my hand and official seal

Thomas A. Logue
Notary Public
STATE OF COLORADO

My Commission Expires 11/26/97

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of MAY, A.D., 1995, by the County Planning Commission of the County of Mesa, State of Colorado.

Walter S. Hand
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

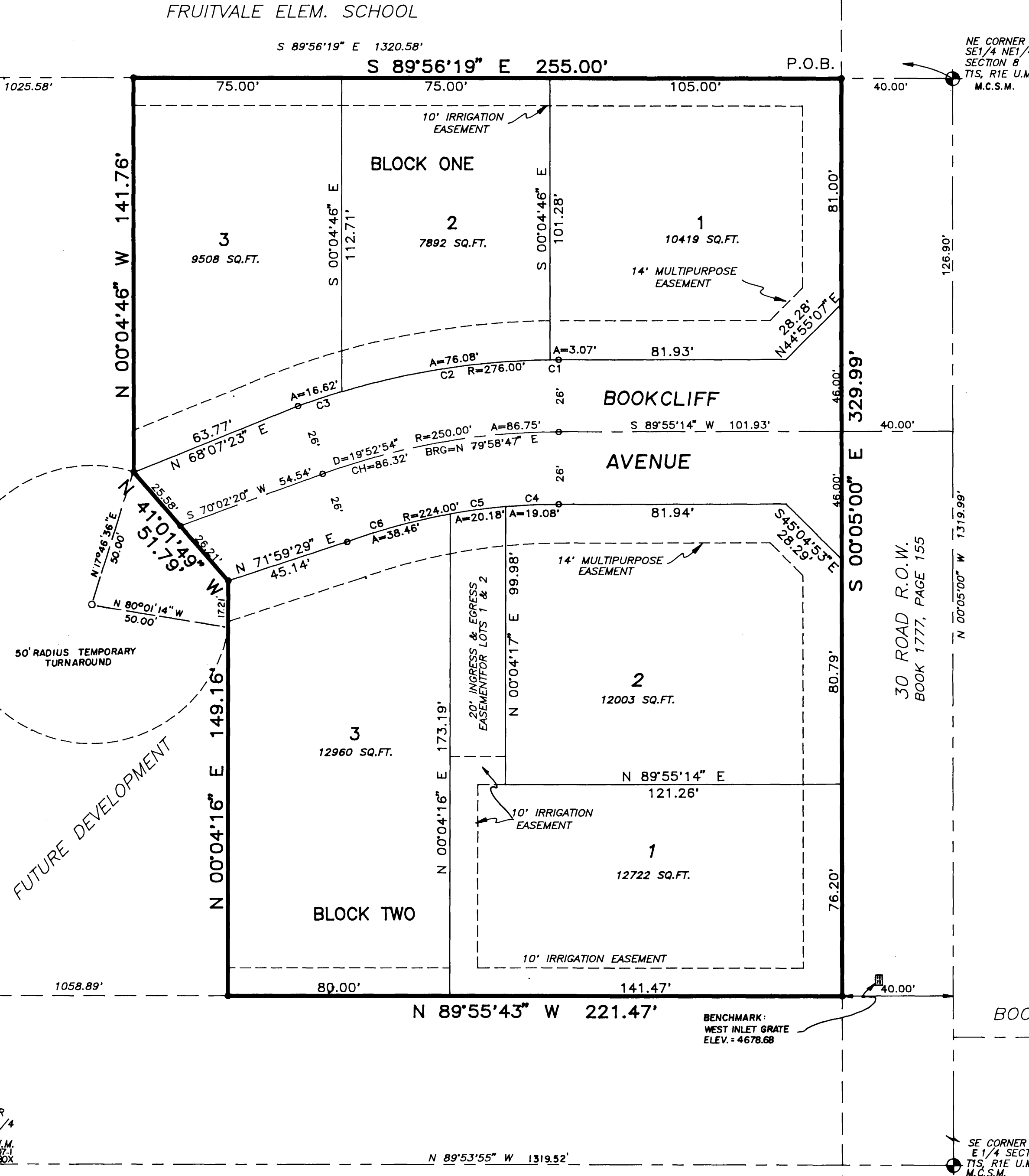
Approved this 16th day of MAY, A.D., 1995, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Louisa B. Senora
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this Instrument was filed in my office at 11:06 o'clock A. M., May 23, A.D., 1995, and was duly recorded in Plat Book No. 14 Page No. 3510

Dennis W. Johnson
Richard B. ...
Clerk and Recorder
By: Dennis W. Johnson
Deputy



CURVE	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	00°38'17"	276.00'	3.07'	1.54'	N 89°36'06" E	3.07'	
C2	15°47'36"	276.00'	76.08'	38.28'	N 81°23'09" E	75.84'	
C3	03°27'00"	276.00'	18.62'	8.31'	N 71°45'50" E	18.62'	
C4	04°52'50"	224.00'	19.08'	9.55'	N 87°28'49" E	19.08'	
C5	05°09'47"	224.00'	20.18'	10.10'	N 82°27'31" E	20.18'	
C6	09°50'17"	224.00'	38.46'	19.22'	N 74°57'29" E	38.42'	

BASIS OF BEARINGS

Basis of bearings assume the North line of the SE1/4 NE1/4 of Section 8 to bear S 89°56'19" E 1320.58 feet, as shown on the plat of Sunny Meadows Subdivision, as recorded in Plat Book 13, Page 50, Official Records of Mesa County. Both monuments on this line are Mesa County Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by First American Title Company - Title policy No. 116757.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".



SCALE: 1"=30'
30 15 0 30

AREA SUMMARY

LOTS = 12,945 sq.ft.
ROAD ROW = 65,504 sq.ft.
TOTAL = 78,449 sq.ft.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MESA VIEW MEADOWS SUBDIVISION, FILING 1 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 20th day of April, 1995

MESA VIEW MEADOWS SUBDIVISION
FILING 1
A Part of the N1/4 SE1/4 NE1/4
SECTION 8, T1S, R1E,
UTE MERIDIAN, MESA COUNTY, CO

Dennis W. Johnson
16835
Professional Surveying Services
P.O. BOX 4506
Grand Junction, CO 81502
303-241-3841

SUR. BY: JF/LD DRAWN BY: RSK
JOB NO. 93064 SHEET 1 OF 1