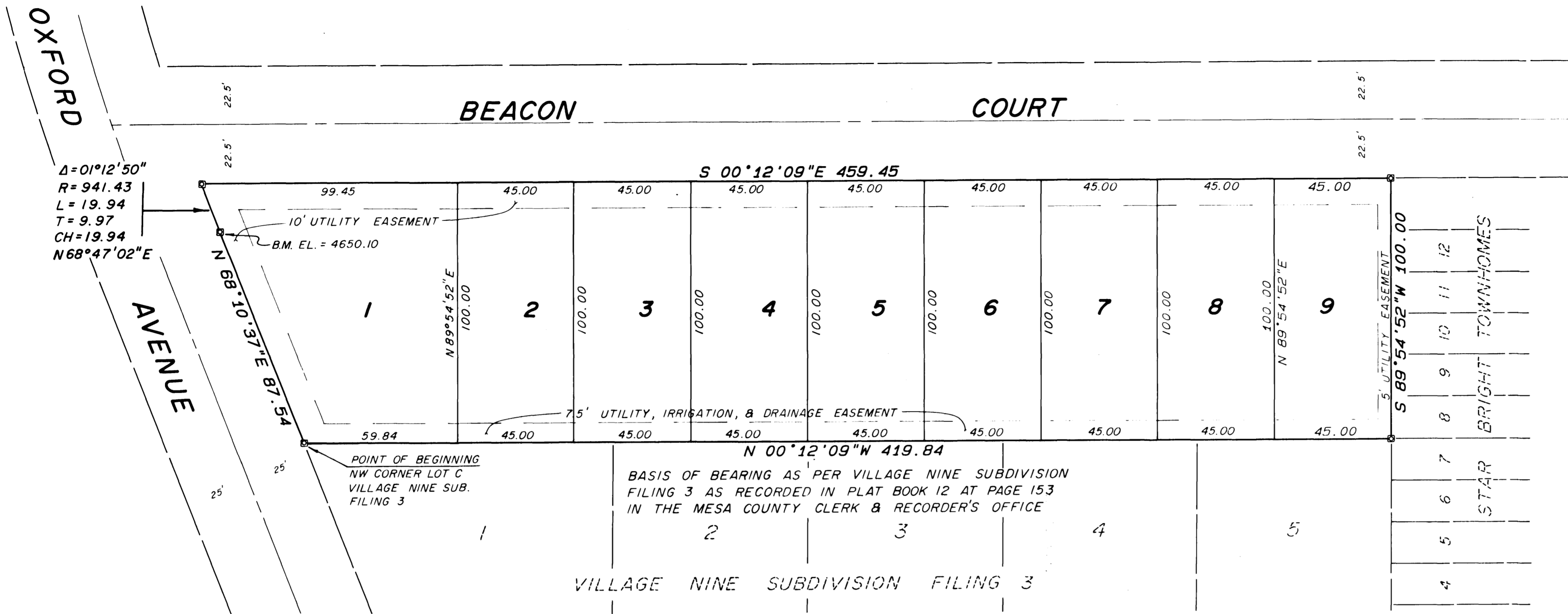


# MORNINGSTAR SUBDIVISION



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Harry E. Williams, Jack D. Payne, Douglas F. Muth, are the owners of that real property being described as follows:

A tract or parcel of land situated in Lot C of Village Nine Subdivision Filing 3, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of said Lot C, also being the Northeast corner of Lot 1, Block 1 of said Village Nine Subdivision Filing 3, also being on the Southerly right-of-way of Oxford Avenue and considering the West line of said Lot C contiguous to Lots 1 thru 5, Block 1 of said Village Nine Subdivision Filing 3 to bear N 00°12'09"W as per Village Nine Subdivision Filing 3 as recorded in Plat Book 12 at Page 153 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N68°10'37"E along said Southerly right-of-way 87.54 feet; thence continuing along said Southerly right-of-way along a curve to the Right, whose central angle is 01°12'50", with a radius of 941.43 feet, an arc length of 19.94 feet, and whose long chord bears N 68°47'02"E a distance of 19.94 feet to the intersection of said Southerly right-of-way and the Westerly right-of-way of Beacon Court; thence leaving said Southerly right-of-way S 00°12'09"E along said Westerly right-of-way 459.45 feet; thence leaving said Westerly right-of-way S 89°54'52"W 100.00 feet to the Southeast corner of Lot 5, Block 1 of said Village Nine Subdivision Filing 3; thence N 00°12'09"W along the West line of said Lot C 419.84 feet to the Point of Beginning. Said tract or parcel contains 1.01 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as MORNINGSTAR SUBDIVISION, being a replat of a part of Lot C Village Nine Subdivision Filing 3, 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 the installation and subsequent maintenance 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 furnished by the sellers or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 17th day of August, A.D. 1983.

Harry E. Williams, Owner  
 Jack D. Payne, Owner  
 Douglas F. Muth, Owner

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 17th day of August, A.D. 1983, by Harry E. Williams, owner, Jack D. Payne, owner, and Douglas F. Muth, owner.

My commission expires: 3-8-84  
 Witness my hand and official seal:

Lee Ann Ryden, Notary Public  
 835 Colorado Avenue  
 Grand Junction, Colorado 81501

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 10:00 o'clock A.M. this 13th day of October, A.D. 1983 and is duly recorded as Reception Number 1342271 in Plat Book 12 at Pages 221 through 222 inclusive.

Carl S. ...  
 Clerk and Recorder

Deputy  
 Fees

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of August, A.D. 1983.  
 County Planning Commission of the County of Mesa, State of Colorado.

O. B. ...  
 Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30th day of August, A.D. 1983.  
 Board of County Commissioners of the County of Mesa, State of Colorado.

Melina Allen  
 Chairman

### UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this 2nd day of October, A.D. 1983.  
 Utilities Coordinating Committee of the County of Mesa, State of Colorado.

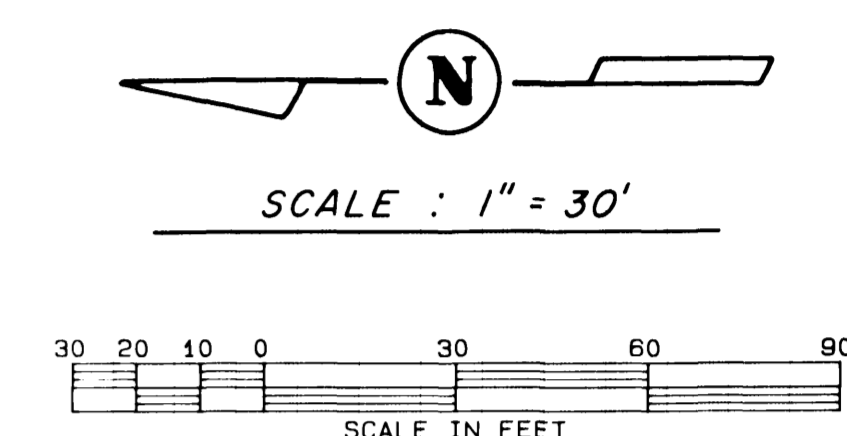
Chairman

### SURVEYORS CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of MORNINGSTAR SUBDIVISION, a subdivision of a part Mesa County, State of Colorado, has been prepared under my direct supervision and accurately represents the same.

William G. Ryden  
 William G. Ryden  
 Registered Land Surveyor L.S. 9331

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.



SET 5/8" REBAR IN CONCRETE W/CAP L.S. 9331  
 SET 5/8" REBAR W/CAP L.S. 9331

**CWA COLORADO WEST ASSOCIATES INC.**

**MORNINGSTAR SUBDIVISION**

LOCATED IN LOT C OF VILLAGE NINE SUBDIVISION FILING 3, COUNTY OF MESA, STATE OF COLORADO

835 COLORADO AVENUE  
 GRAND JUNCTION, COLORADO 81501

303 245-2767

NO	DATE	REVISION	BY
DES	CK	JOB NO 83-1169	SHEET 1
DR SR	DATE 8/83	COUNTY	OF 1
		FILE NO	