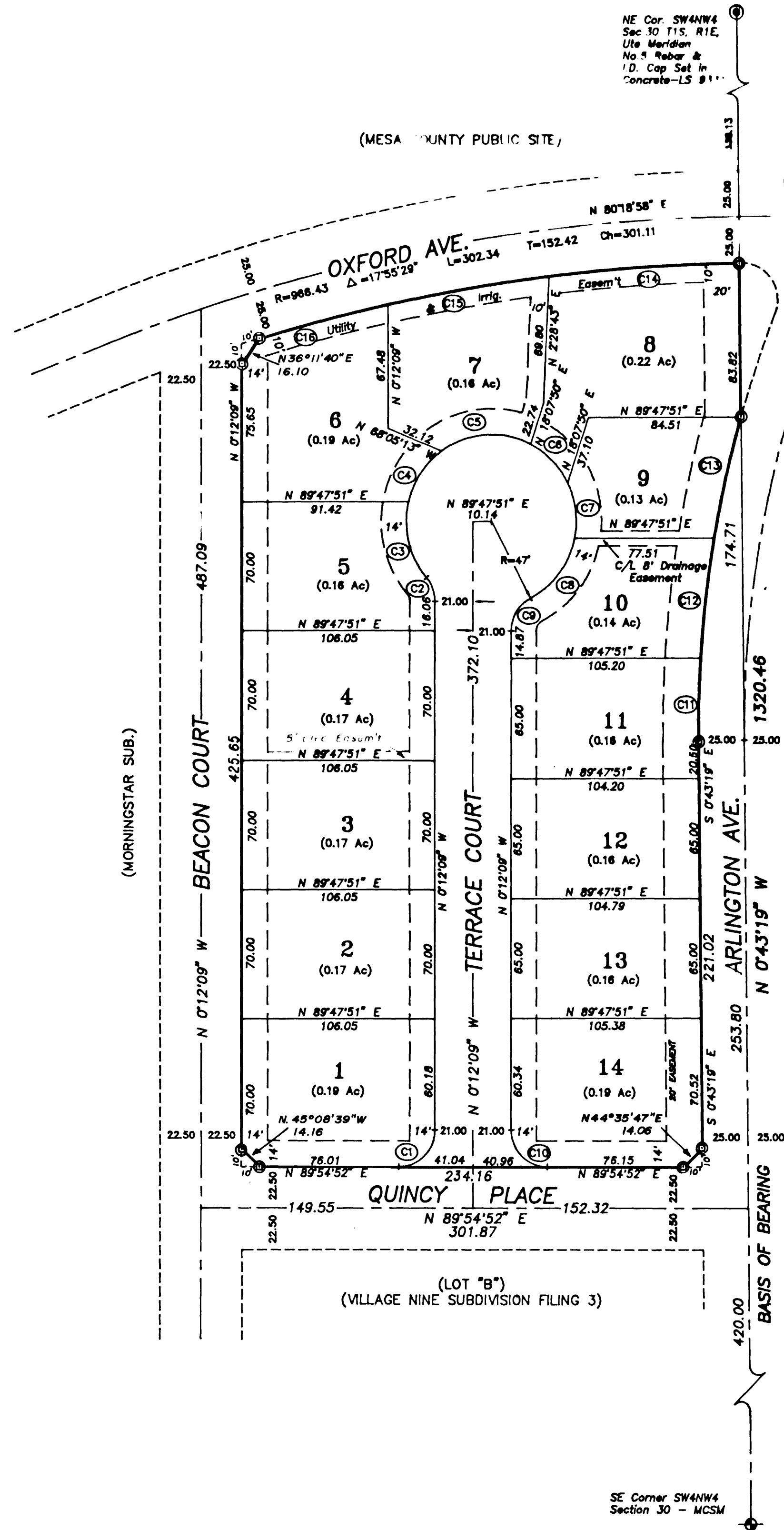


# TERRACE ESTATES

A Replat of Lot "A" of VILLAGE NINE SUBDIVISION FILING 3



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°07'01"	20.00	31.46	20.04	28.31	N44°51'22"E
C2	40°14'40"	20.00	14.05	7.33	13.76	N20°19'29"W
C3	53°21'10"	47.00	43.77	23.61	42.20	N13°46'12"W
C4	41°10'28"	47.00	33.78	17.65	33.05	N33°29'37"E
C5	63°10'18"	47.00	51.82	28.90	49.23	N85°40'00"E
C6	36°11'10"	47.00	29.68	15.36	29.19	S44°39'16"E
C7	37°49'17"	47.00	31.03	16.10	30.46	S07°39'02"E
C8	51°06'47"	47.00	41.93	22.47	40.55	S36°49'00"W
C9	62°34'32"	20.00	21.84	12.15	20.77	S31°05'07"W
C10	89°52'59"	20.00	31.38	19.96	28.26	S45°08'38"E
C11	04°05'45"	622.97	44.53	22.28	44.52	S01°19'33"W
C12	06°01'14"	622.97	65.46	32.76	65.43	S06°23'03"W
C13	06°10'14"	622.97	67.09	33.58	67.06	S12°28'47"W
C14	06°26'04"	941.43	105.72	52.92	105.67	N86°03'40"E
C15	05°30'54"	941.43	90.62	45.34	90.58	N80°05'11"E
C16	04°25'59"	941.43	72.84	36.44	72.82	N75°06'44"E

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 certification shown hereon.

Sept. 12, 1993  
Date of Certification

AREA SUMMARY

	Acres	Percent
AREA IN LOTS	2.37	84.0
AREA IN ROAD	0.45	16.0
TOTAL	2.82	100.0



SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

Millard Walter Eldridge  
Colorado Professional Land Surveyor No. 11980  
M.A.P., Inc.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

That the undersigned Donald R. White is the owner of that real property being Lot A in Village Nine - Filing No. Three which is situated in the SW 1/4 of Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instrument recorded in Book 1974 at Page 226. That portion of real property being part of this dedication is described as follows:

Lot A of VILLAGE NINE FILING NO. THREE.

That said owners have caused the said real property to be laid out and surveyed as: TERRACE ESTATES, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to irrigation, drainage, water, sewer, gas, electric and telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for the maintenance, installation and replacement of such utilities. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That all expenses for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_ day of \_\_\_\_\_ A.D., 1993.

Donald R. White

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ A.D., 1993.

Witness my hand and official seal. \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on this \_\_\_ day of \_\_\_\_\_ A.D. 1993 and was recorded as reception number \_\_\_\_\_ in Flat Book \_\_\_\_\_ on Page \_\_\_\_\_.  
Mesa County Clerk and Recorder \_\_\_\_\_ Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5<sup>th</sup> day of October, A.D., 1993.  
Board of County Commissioners of the County of Mesa, Colorado.

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11<sup>th</sup> day of October, A.D., 1993.  
County Planning Commission of the County of Mesa, Colorado.

Chairman

UTILITIES COORDINATING COMMITTEE

John L. Ballough Chairman, Sept. 8, 1993 Date

LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/ I.D. CAP "AS NOTED"
- FOUND NO.4 REBAR W/ "NO IDENTIFICATION"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "M.A.P., INC.-LS 11980"
- ◆ SET NO.5 REBAR W/ RED PLAS. I.D. CAP "M.A.P., INC.-LS 11980"
- MONUMENT SET IN CONCRETE
- ├ CALCULATED POSITION

TERRACE ESTATES SUB.  
SW4NW4 Sec.30, T1S, R1E, Ute Meridian  
DATE: July 25, 1993 SCALE: 1" = 50'

**M.A.P., INC.**  
MAPPING · PLANNING · SURVEYING

P.O. BOX 290, MESA, COLORADO 81643  
(303)268-5851

9312PLAT