

COUNTRY LANE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

James D. and Karen F. West and Life Tabernacle-United Pentecostal Church, Inc. are the owners of two parcels of land described as Book 1714, Page 498, and Book 1448, Page 74 and Book 2191, Page 465 OGD Mesa County Records, being a tract of land in the NW1/4SW1/4 of Section 5, T1S, R1E, U1M and being more particularly described by the following metes and bounds description:

Commencing at a Mesa County Survey Marker for the S.W. Corner of the NW1/4SW1/4 of Section 5 from whence a Mesa County Survey Marker for the West 1/4 Corner of said Section 5 bears N00°05'40"E 1320.00 feet; thence N 00°05'40"E 352.61 feet to the point of beginning; thence N 00°05'40"E on the west line of said Section 5 558.39 feet; thence leaving said west line S 89°47'43"E along the south line of North Meadow Subdivision 494.70 feet to the west line of Karen Lee Subdivision; thence S 00°04'48" W on the west line of Karen Lee Subdivision 425.95 feet to the northerly line of the Life Academy School; thence along the northerly line of said Life Academy School N 89°55'12" W 84.12 feet; thence continuing on said northerly line N 44°18'20" W 193.42 feet; thence continuing on said northerly line S 45°41'40" W 385.41 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as COUNTRY LANE SUBDIVISION, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, together with perpetual right of ingress and egress in the easements adjacent to said streets and roads for the purpose of maintenance and future construction; and hereby dedicate to the public utilities those portions of said real property which are labeled as utility and/or multi-purpose easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines, together with the right to trim or remove interfering trees and brush, with perpetual rights 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.

Dedicate and set apart all private roads to the owners (Property Owners/Homeowner's Association) of the Lots and Blocks platted hereon for ingress and egress to adjoining lots.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

That there are no leinholders of record.

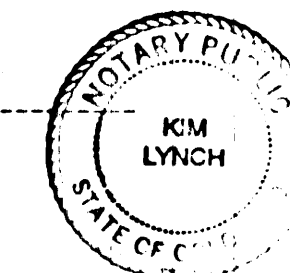
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27th day of January, A.D. 1997.

James D. West
Karen F. West

For Life Tabernacle-United Pentecostal Church, Inc.

Howard M. Whipple
Boardmember

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 1997.



My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 3:51 o'clock P.M., this 27th day of January, A.D. 1997 and is duly recorded as Reception Number 1786069 in Plat Book 15, Page 250. Drawer No. CC 141.

Monika Todd
Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 23rd day of January, A.D. 1997, Board of County Commissioners of Mesa County, Colorado.

Sarah B. Genova
Chairperson

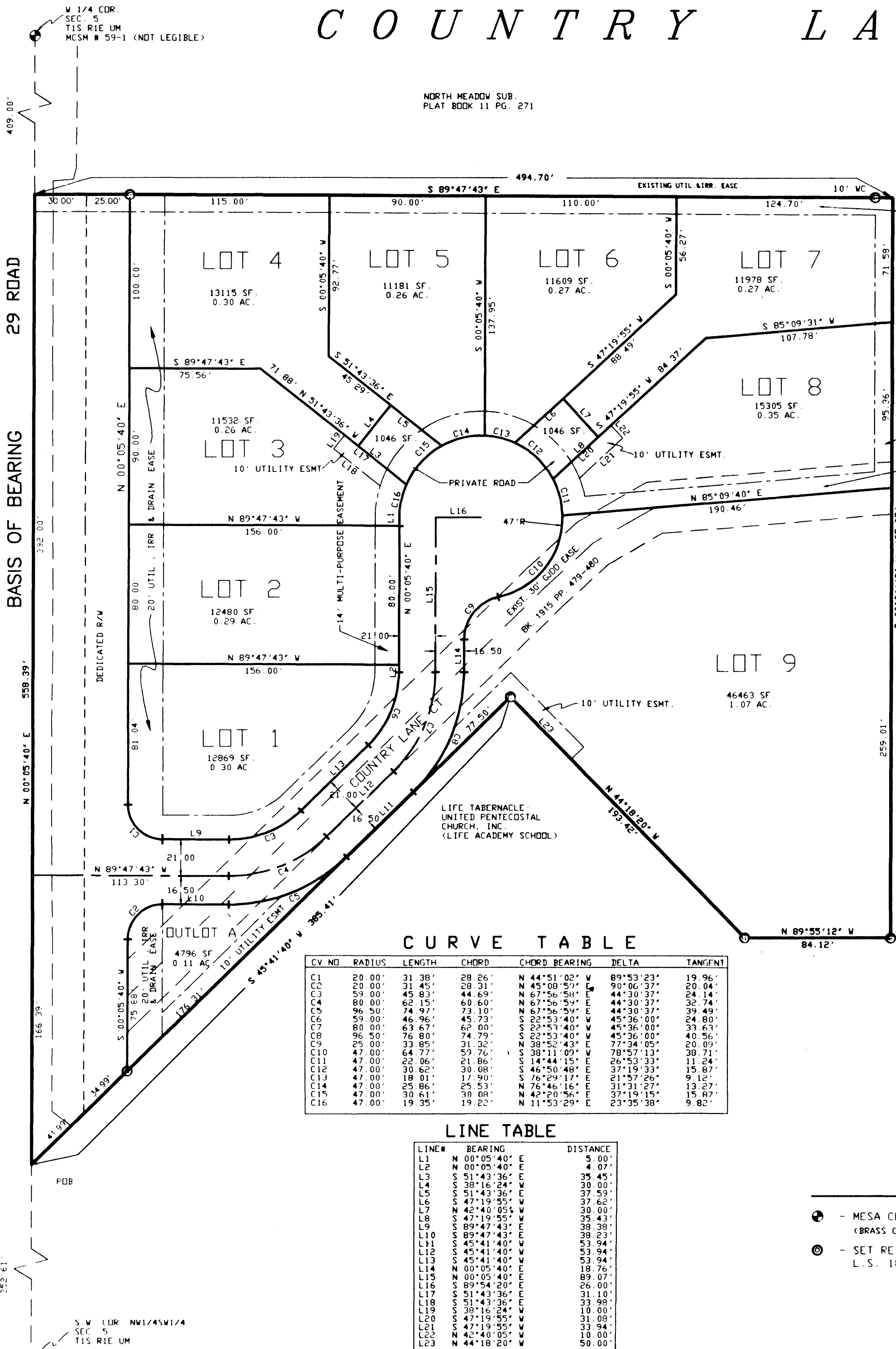
COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 27th day of January, A.D. 1997, County Planning Commission of Mesa County, Colorado.

Tom R. Banta
Chairperson

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of COUNTRY LANE SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
1-14-1997
Date



CURVE TABLE

CV NO	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	20.00'	31.38'	28.26'	N 44°51'00" W	89°53'23"	19.96'
C2	20.00'	31.45'	28.31'	N 45°00'59" E	90°06'37"	20.04'
C3	59.00'	45.83'	44.69'	N 67°56'58" E	44°30'37"	24.14'
C4	80.00'	62.15'	60.60'	N 67°56'59" E	44°30'37"	32.74'
C5	96.50'	74.87'	73.10'	N 67°56'59" E	44°30'37"	39.49'
C6	59.00'	46.96'	45.73'	S 22°53'40" W	45°36'00"	24.80'
C7	80.00'	63.67'	62.00'	S 22°53'40" W	45°36'00"	33.63'
C8	96.50'	76.80'	74.79'	S 22°53'40" W	45°36'00"	40.56'
C9	25.00'	33.85'	31.32'	N 38°53'40" E	77°34'05"	20.09'
C10	47.00'	64.77'	59.76'	S 38°11'09" W	78°57'13"	38.71'
C11	47.00'	62.06'	21.86'	S 14°44'15" E	26°53'33"	11.24'
C12	47.00'	30.62'	30.08'	S 46°50'48" E	37°19'33"	15.87'
C13	47.00'	18.01'	17.90'	S 76°29'17" E	21°57'26"	9.12'
C14	47.00'	25.86'	25.53'	N 76°46'16" E	31°31'27"	13.27'
C15	47.00'	30.61'	30.08'	N 42°20'56" E	37°19'15"	15.87'
C16	47.00'	19.35'	19.22'	N 11°53'29" E	23°35'38"	9.82'

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 00°05'40" E	5.00'
L2	N 00°05'40" E	4.07'
L3	S 51°43'36" E	35.45'
L4	S 38°16'24" W	30.00'
L5	S 51°43'36" E	37.59'
L6	S 47°19'55" W	37.62'
L7	N 42°40'05" W	30.00'
L8	S 47°19'55" W	35.43'
L9	S 89°47'43" E	38.38'
L10	S 89°47'43" E	38.23'
L11	S 45°41'40" W	53.94'
L12	S 45°41'40" W	53.94'
L13	S 45°41'40" W	53.94'
L14	N 00°05'40" E	18.76'
L15	N 00°05'40" E	89.07'
L16	S 89°54'20" E	26.00'
L17	S 51°43'36" E	31.10'
L18	S 51°43'36" E	33.98'
L19	S 38°16'24" W	10.00'
L20	S 47°19'55" W	31.08'
L21	S 47°19'55" W	33.94'
L22	N 42°40'05" W	10.00'
L23	N 44°18'20" W	50.00'

LEGEND

- ⊕ - MESA COUNTY SURVEY MONUMENT (BRASS CAP NOT LEGIBLE)
- ⊙ - SET REBAR & CAP IN CONCRETE, L.S. 18469

LAND USE SUMMARY

AREA IN LOTS AND OUTLOTS	= 3.48 ACRES	76%
AREA IN DEDICATED RIGHT-OF-WAY	= 1.08 ACRES	23%
AREA IN PRIVATE DRIVES	= 0.05 ACRES	1%
TOTAL AREA OF SUBDIVISION	= 4.61 ACRES	100%

GENERAL NOTES

- Basis of Bearing between Mesa County Survey Markers for the S.W. Corner of the NW1/4SW1/4 of Sec. 5 and the West 1/4 Corner of Sec. 5 is derived as N 00°05'40" E according to the plat of North Meadow Subdivision, P.B. 11 / Pg. 271.
- Title information from Mesa County real property records and from Western Colorado Title File No. 88-8-77, effective date 10/14/1988, and File No. 90-1-35K, effective date 1/04/1990.
- Elevation datum derived from City of Grand Junction Benchmark at the S.W. Corner of Section 5 (MCSM), with an elevation of 4687.10 (City Information).
- Outlot A designated as open space.
- Surficial Geology Investigation for "Country Lane Subdivision" was prepared by Lincoln DeVore, Inc. (THIS NOTE REQUIRED BY MESA COUNTY PLANNING DEPT.)
- Lot corners to be set prior to sale of lots.

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.

SCALE: 1" = 40'

	FILE: \C:\LANE\FINAL\CL-PLAT1.DWG		
	COUNTRY LANE SUBDIVISION NW1/4SW1/4 SEC. 5 T1S R1E UM MESA COUNTY, CO		
ROLLAND ENGINEERING 405 Ridgess Blvd Grand Jct., CO 81503 (970) 243-8300	Designed TAB Date 2/14/96	Checked RAM Date 2/14/96	Sheet 1 of 1