

APPLEGATE SUBDIVISION

DEDICATION

That the undersigned Joyce L. Applegate is the owner of that real property situated in that portion of Eastbury Subdivision, County of Mesa, State of Colorado, being more particularly described as follows:
Plat Book 12, Page 269 & 270 (Warranty Deed Book 2167, Page 489)

A Replat of Lot 9, Block One and Lot 1, Block Four, Eastbury Subdivision, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as APPLGATE SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owner does dedicate 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.

All Private Drives and Utility Easements to the Applegate Homeowners Association, a Colorado non-profit corporation, for the purposes of the Association, including but not limited to ingress/egress driveways, storm and sanitary sewer mains, gas pipe lines, water mains, telephone, electric and cable access television lines.

Block 1 shall be responsible for Private Drive and Utility Easement "A"
Block 2 shall be responsible for Private Drive and Utility Easement "B"
Block 3 shall be responsible for Private Drive and Utility Easement "C"
Block 4 shall be responsible for Private Drive and Utility Easement "D"

Said owner hereby certifies there are no lienholders to herein described real property. IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this 9 day of February, A.D. 1996.

Joyce L. Applegate
Joyce L. Applegate

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Joyce L. Applegate this 9 day of February, A.D., 1996.

Witness my hand and official seal

Charles M. Best
Notary Public
My Commission Expires 10-09-1999

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of February, A.D., 1996, by the County Planning Commission of the County of Mesa, State of Colorado.

Bill Baird
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14th day of February, A.D., 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn A. Hall
Chairman

STATE OF COLORADO) ss
COUNTY OF MESA)

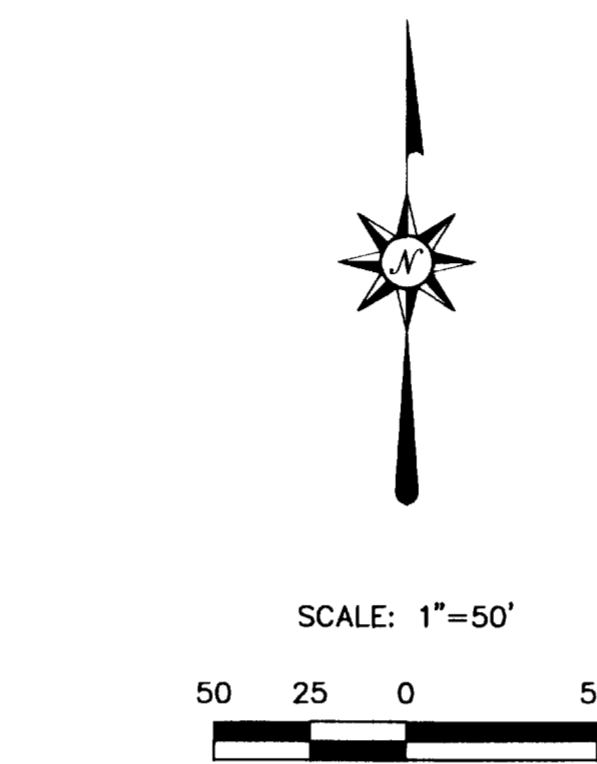
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 03:50 o'clock P.M., February 16, A.D., 1996.

and was duly recorded in Plat Book No. 15 Page No. 41

Drawn BB100 Reception # 1740931
Fee 10.00 + 1.00 sc
Monika Todd
Clerk and Recorder

By: *Shirley Howard*
Deputy



LEGEND

- ⊕ MESA COUNTY OR BLM SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND PROPERTY CORNER, AS NOTED, REMONUMENTED IN CONCRETE
- ◇ SET 1" BRASS DISK IN CONCRETE WALK, PLS 16835
- ◆ FOUND CAP LS 10097 FOR SECTION MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, AT ALL LOT CORNERS

BASIS OF BEARINGS

Basis of bearings assume the East line of the SE1/4 NE1/4 of Section 8 to bear N 00°08'02" W 1319.95 feet, as shown on the recorded plat of A Replat of Lot 9, Block One and Lot 1, Block Four, of Eastbury Subdivision, as recorded in Plat Book 12, Pages 269 and 270. Both markers on this line are Mesa County Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Western Colorado Title Insurance Company - Title policy No. 06-0010-60-3493.

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".

Declaration of Covenants and Restrictions recorded in Book 2206, Pages 557-565, Mesa County Records.

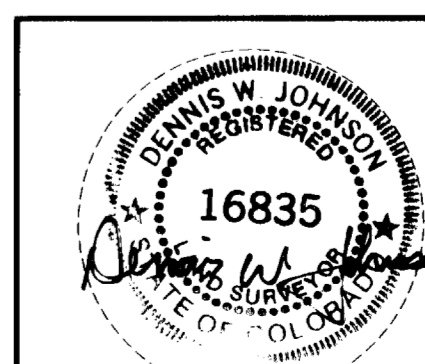
ADDRESSES

- LOT 1, BLOCK 1 2998-1/2 ORCHARD AVE.
- LOT 2, BLOCK 1 2998 ORCHARD AVE.
- LOT 1, BLOCK 2 2999 PINYON AVE.
- LOT 2, BLOCK 2 2999-1/4 PINYON AVE.
- LOT 3, BLOCK 2 2999-1/2 PINYON AVE.
- LOT 4, BLOCK 2 2999-3/4 PINYON AVE.
- LOT 1, BLOCK 3 2998-3/4 PINYON AVE.
- LOT 2, BLOCK 3 2998-1/2 PINYON AVE.
- LOT 3, BLOCK 3 2998-1/4 PINYON AVE.
- LOT 4, BLOCK 3 2998 PINYON AVE.
- LOT 1, BLOCK 4 563 30 ROAD
- LOT 2, BLOCK 4 561 30 ROAD
- LOT 3, BLOCK 4 559 30 ROAD
- LOT 4, BLOCK 4 557 30 ROAD

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of APPLGATE SUBDIVISION 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 9th day of FEB, 1996



DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No. 16835

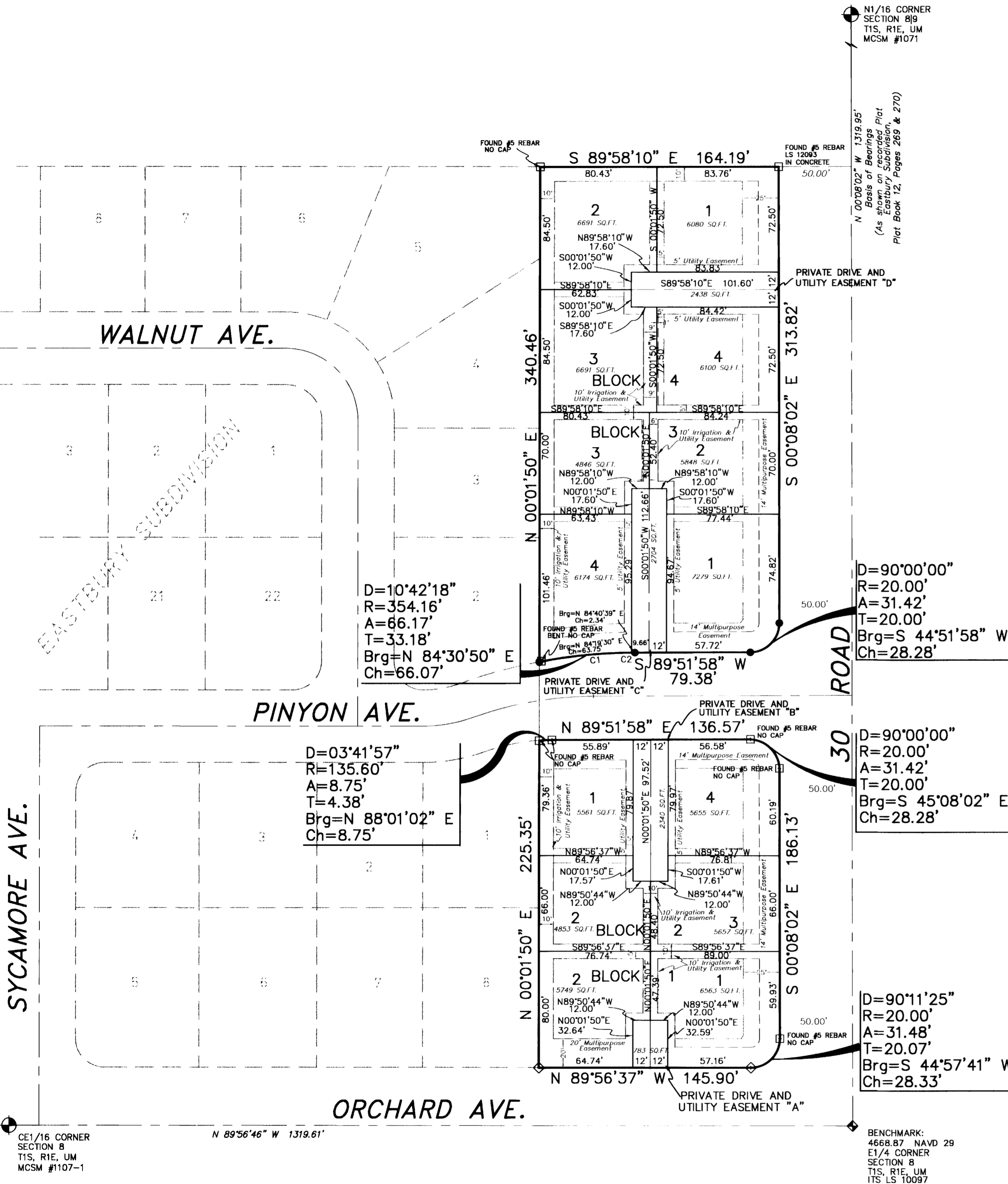
Located in the SE1/4 NE1/4 Section 8, T1S, R1E, U1E, M.

APPLEGATE SUBDIVISION
A REPLAT
OF LOT 9, BLOCK ONE AND LOT 1, BLOCK FOUR
EASTBURY SUBDIVISION
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT No. 95123	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: JAN., 1996	RM/GF	RSK		1	1



CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	10°19'38"	354.16'	63.83'	32.00'	N 84°19'30" E	63.75'
C2	00°22'41"	354.16'	2.34'	1.17'	N 89°40'39" E	2.34'

AREA SUMMARY

BLOCK 1	=	0.303 Acres	14.30%
BLOCK 2	=	0.552 Acres	26.05%
BLOCK 3	=	0.626 Acres	29.54%
BLOCK 4	=	0.638 Acres	30.11%
TOTAL	=	2.119 Acres	100.00%

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.