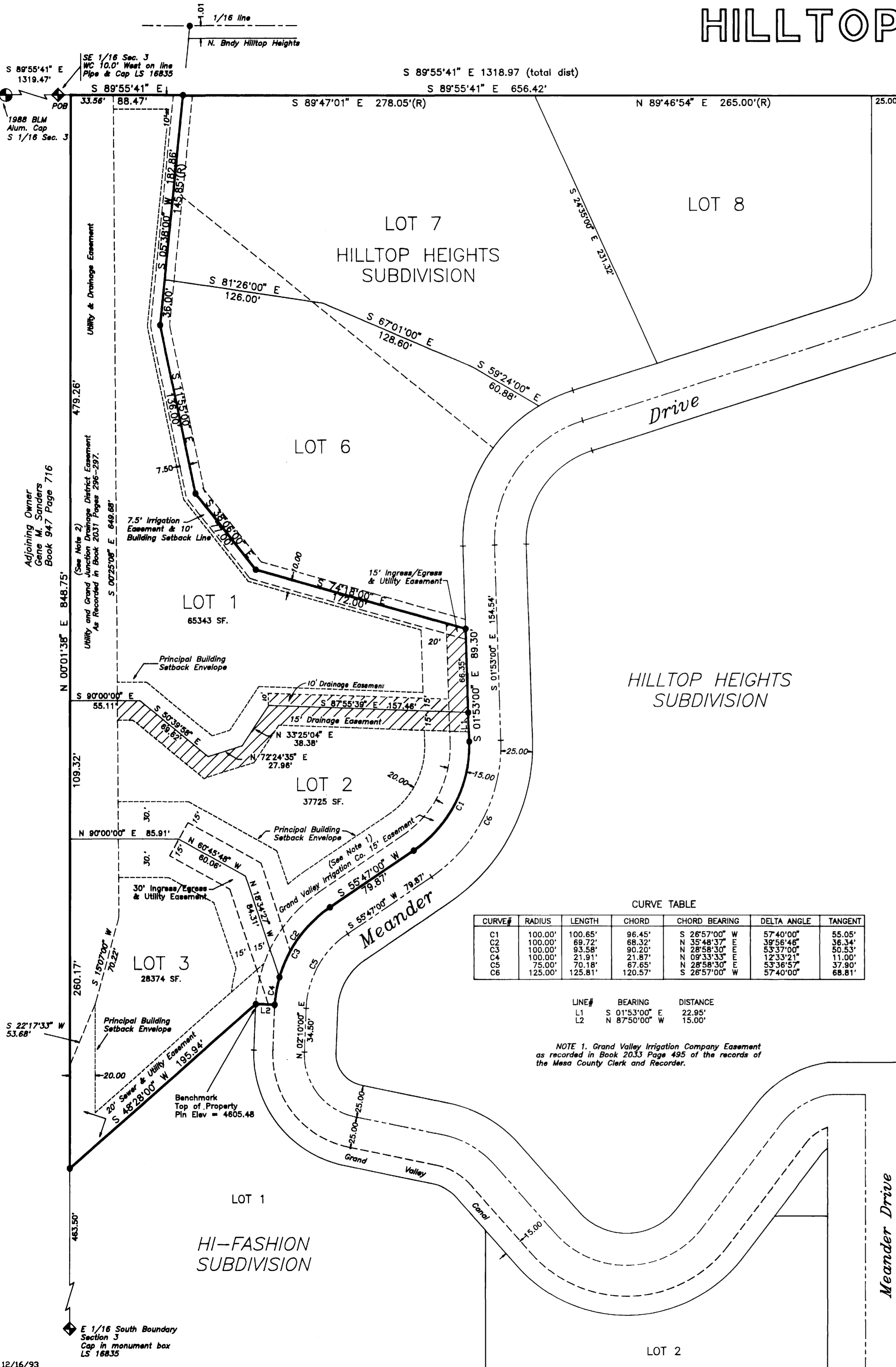


HILLTOP HEIGHTS WEST SUBDIVISION



CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	100.65'	86.45'	S 26°57'00" W	57°40'00"	55.05'
C2	100.00'	69.72'	68.32'	N 35°48'37" E	39°56'46"	36.34'
C3	100.00'	93.58'	90.20'	N 28°58'30" E	53°37'00"	50.53'
C4	100.00'	21.91'	21.87'	N 09°33'33" E	12°33'21"	11.00'
C5	75.00'	70.18'	67.65'	N 28°58'30" E	53°36'57"	37.90'
C6	125.00'	125.81'	120.57'	S 28°57'00" W	57°40'00"	68.81'

LINE# BEARING DISTANCE

L1	S 01°53'00" E	22.95'
L2	N 87°50'00" W	15.00'

NOTE 1. Grand Valley Irrigation Company Easement as recorded in Book 2033 Page 495 of the records of the Mesa County Clerk and Recorder.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That A. Perry Christensen, and David C. Christensen are the owners of that real property located in the County of Mesa, State of Colorado, being more particularly described as follows: (Original deed recorded in Book _____ Page _____ of the Mesa County Records.)

Beginning at the Northwest corner of the Southeast Quarter Southeast Quarter (SE1/4 SE1/4) of Section 3, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, whence the Southwest corner of the SE1/4 SE1/4 of Section 3 bears S 00°01'38" W for a basis of bearings with all bearings contained herein relative thereto;

Thence South 89 degrees 55 minutes 41 seconds East (S 89°55'41" E), a distance of 88.47 feet along the North line of the SE1/4 SE1/4 of Section 3 to the Northwest corner of Hilltop Heights Subdivision, thence the following Seven (7) courses along the westerly boundary of Hilltop Heights Subdivision; (1) South 05 degrees 38 minutes 00 seconds West (S 05°38'00" W), a distance of 182.86 feet; (2) thence South 11 degrees 55 minutes 00 seconds East (S 11°55'00" E), a distance of 136.00 feet; (3) thence South 38 degrees 06 minutes 00 seconds East (S 38°06'00" E), a distance of 77.00 feet; (4) thence South 74 degrees 18 minutes 00 seconds East (S 74°18'00" E), a distance of 172.00 feet; (5) thence South 01 degrees 53 minutes 00 seconds East (S 01°53'00" E), a distance of 89.30 feet; thence along a curve to the right having a radius of 100.00 feet, arc length of 100.65 feet, delta angle of 57 degrees 40 minutes 00 seconds (57°40'00"), a chord bearing of South 26 degrees 57 minutes 00 seconds West (S 26°57'00" W), and a chord length of 96.45 feet; (6) thence South 55 degrees 47 minutes 00 seconds West (S 55°47'00" W), a distance of 79.87 feet; (7) thence along a curve to the left having a radius of 100.00 feet, arc length of 93.58 feet, delta angle of 53 degrees 37 minutes 00 seconds (53°37'00"), a chord bearing of South 28 degrees 58 minutes 30 seconds West (S 28°58'30" W), and a chord length of 90.20 feet; thence North 87 degrees 50 minutes 00 seconds West (N 87°50'00" W), a distance of 15.00 feet to a point on the North line of High-Fashion Subdivision; thence South 48 degrees 28 minutes 00 seconds West (S 48°28'00" W), a distance of 195.94 feet along said line to the West line of the SE1/4 SE1/4 of Section 3; thence North 00 degrees 01 minutes 38 seconds East (N 00°01'38" E), a distance of 848.75 feet to the Northwest corner of the SE1/4 SE1/4 and the true point of beginning.

Said parcel contains 3.018 acres, as described.

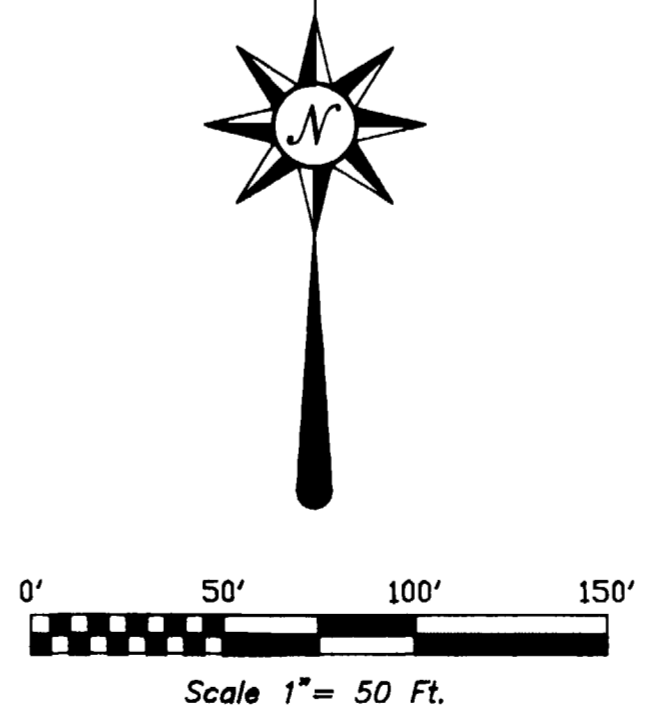
That said owners have caused the said real property to be laid out and surveyed as HILLTOP HEIGHTS WEST SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public 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 including but not limited to: telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also dedicates 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 owners, have caused their names to be hereunto subscribed this 25th day of April, A.D. 1994

A. Perry Christensen
A. Perry Christensen
David E. Christensen
David E. Christensen

State of UTAH
County of Washington
The foregoing instrument was acknowledged before me by A. Perry Christensen April 25, 1994.

Barbara Hunt
Notary Public
BARBARA HUNT
NOTARY PUBLIC - STATE OF UTAH
1301 N. DOUGLASS RD. #20
ST. GEORGE, UT 84770
COMM. EXP. 5-0-04



- LEGEND**
- ⊕ MESA COUNTY OR BLM SURVEY MONUMENT
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835
 - (R) RECORD MEASUREMENT
 - ◆ SET 3 1/2" CAP & PIPE LS 16835 (IN BOX IF NOTED)

STATE OF UTAH
COUNTY OF SAN JUAN
The foregoing instrument was acknowledged before me by David E. Christensen this 25th day of April, A.D., 1994
My Commission Expires 4-25-98
Witness my hand and official seal
Monte E. Gilman
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 4th day of May, A.D., 1994 by the County Planning Commission of the County of Mesa, State of Colorado.
Roy Compa
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 5th day of May, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.
John P. ...
Chairman

UTILITIES COORDINATION COMMITTEE CERTIFICATE
Approved this 5th day of May, A.D., 1994, by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.
L. Dale Clawson
Chairman

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:29 o'clock P.M., MAY 5th, A.D., 1994, and was duly recorded in Plat Book No. 14 Page No. 216 Receipt # 1681155 \$ 10.00 DRAWER # AAB3
SURVEYOR'S CERTIFICATION Barbara A. Brown deputy
I hereby certify that the accompanying plat of HILLTOP HEIGHTS WEST SUBDIVISION, a subdivision located in the County of Mesa, State of Colorado, has been completed under my direction and supervision, and accurately represents a field survey of the same.

Dennis W. Johnson
DENNIS W. JOHNSON
REGISTERED SURVEYOR, No. 16835
STATE OF COLORADO
3/15/94

BUILDING SETBACKS

LOT	PRINCIPAL BUILDING	ACCESSORY BUILDING
ALL LOTS	FRONT 35' FROM ROW	LIMITED TO
ALL LOTS	REAR 20 FT.	5 FT. OR ESMT. WIDTH
LOT 1 N. SIDE	SIDE 10 FT.	5 FT. OR ESMT. WIDTH
LOT 1/LOT 2	SIDE 15 FT.	5 FT. OR ESMT. WIDTH
LOT 2/LOT 3	SIDE 30 FT.	5 FT. OR ESMT. WIDTH
LOT 3 S. SIDE	SIDE 15 FT.	5 FT. OR ESMT. WIDTH

AREA SUMMARY

AREA IN LOTS	= 3.018 Acres
AREA IN STREETS	= 0.000 Acres
TOTAL AREA	= 3.018 Acres

BASIS OF BEARINGS
Basis of bearings assume the South line of the SE1/4 of Section 3 T1S, R1W, to bear S 89°57'00" E 2638.05 feet, according to the plat of High Fashion Fabrics Subdivision. Both monuments on this line are Mesa County Brass Caps.

HILLTOP HEIGHTS WEST SUBDIVISION
SE1/4 SE1/4 SECTION 3
T.1S., R.1W., UTE MERIDIAN
MESA COUNTY, COLORADO
Professional Surveying Services
P.O. BOX 4506, Grand Junction, CO 81502
303-241-3841
SUR. BY: DWJ/LD DRAWN BY: DWJ
JOB NO. 9247 SHEET 1 OF 1