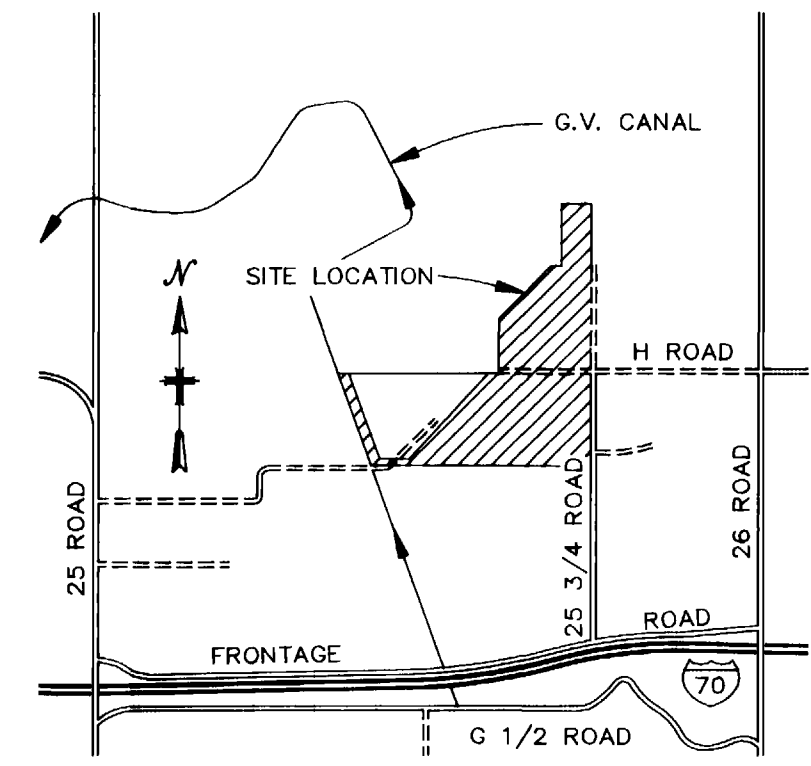
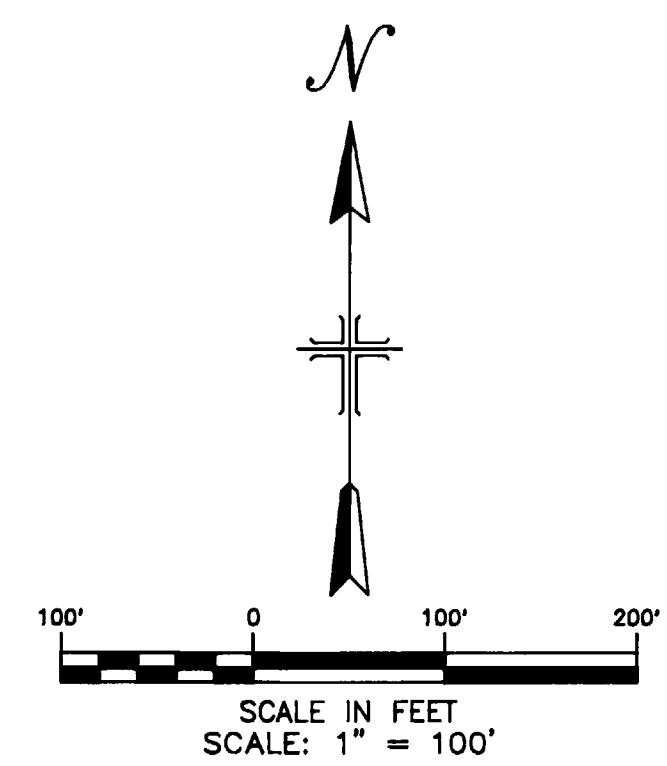


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

# RAVOLA HILLS MINOR SUBDIVISION



**DISTANCE TABLE FOR DRAINAGE EASEMENT**

LABEL	BEARING	DISTANCE
L1	S 42°35'44" W	68.56'
L2	S 46°20'39" W	482.13'
L3	S 55°52'16" W	43.38'
L4	S 70°55'54" W	32.88'
L5	S 83°54'34" W	47.10'
L6	S 50°32'29" W	117.94'
L7	S 46°55'04" W	236.28'
L8	S 45°49'24" W	85.49'

**DISTANCE TABLE FOR HIGHLINE CANAL EASEMENT**

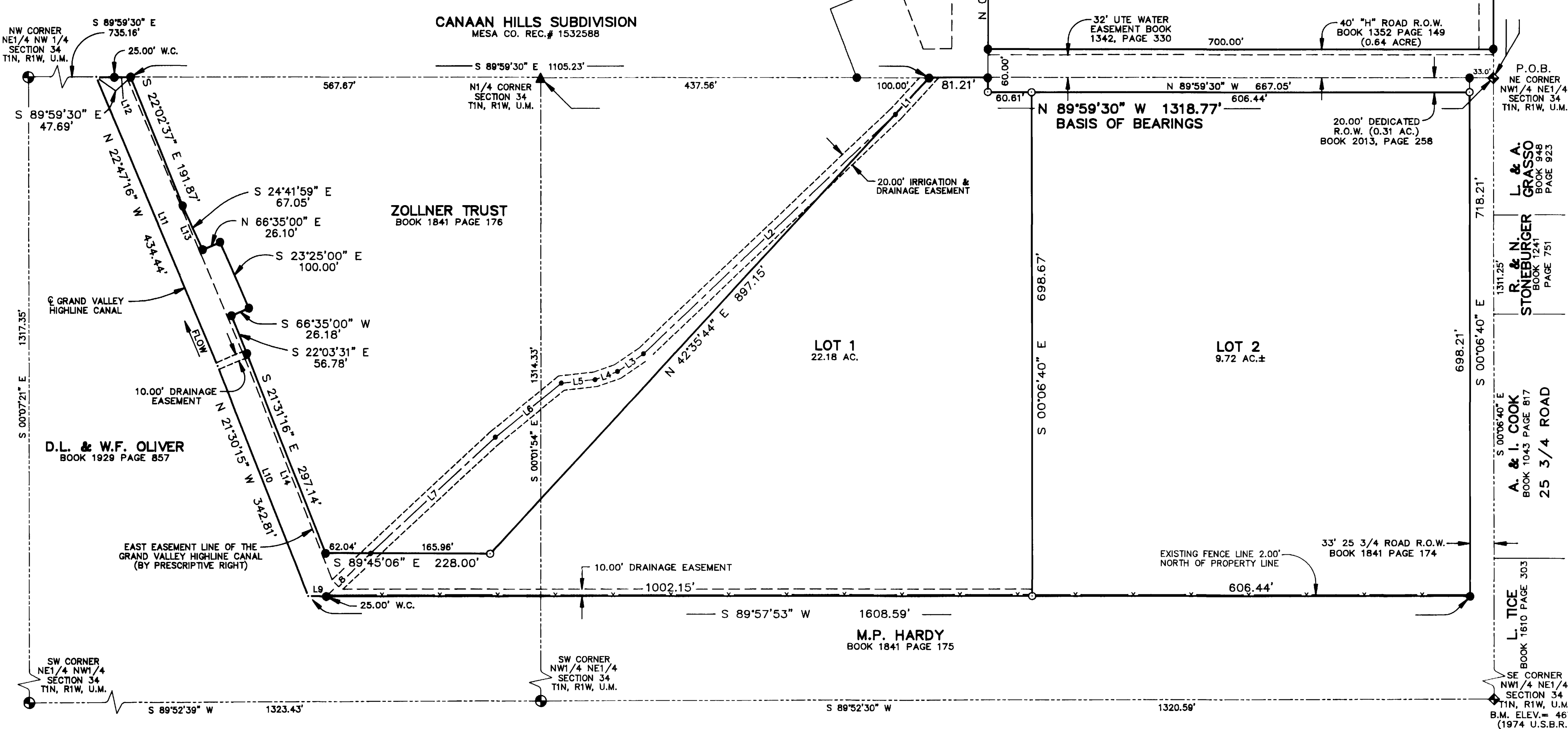
LABEL	BEARING	DISTANCE
L9	S 89°57'53" W	42.03'
L10	N 21°30'15" W	342.81'
L11	N 22°47'16" W	434.44'
L12	S 89°59'30" E	42.30'
L13	S 22°47'16" E	155.83'
L14	S 21°31'23" W	358.64'

**AREA SUMMARY**

LOT	ACRES
LOT 1	22.18 AC.
LOT 2	9.72 AC.
EXISTING R.O.W.	0.64 AC.
DEDICATED R.O.W.	0.31 AC.
TOTAL	32.85 AC.

- LEGEND:**
- - B.L.M. SURVEY MONUMENT
  - ▲ - MESA COUNTY SURVEY MONUMENT
  - ▲ - FOUND #6 REBAR (NO CAP)
  - - FOUND #5 REBAR (L.S. 11221)
  - - FOUND #5 REBAR (L.S. 18469)
  - - SET #5 REBAR (L.S. 18469)
  - - CALCULATED POSITION
  - - CALC. POSITION IRR. & DRAIN EASEMENT

- NOTES:**
- 1). BASIS OF BEARING = N 89°59'30" W 1318.77' BETWEEN MONUMENT FOR THE NW1/4 CORNER OF SECTION 34 T1N, R1W, U.M. AND THE MONUMENT FOR THE NE CORNER NW1/4 NE1/4 OF SAID SECTION 34. (FROM CANAAN HILLS SUBDIVISION)
  - 2). TITLE INFORMATION FROM CLIENT AND MESA COUNTY RECORDS.
  - 3). THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-3.5-101.



**B.M. & M.A. YOUNG**  
BOOK 1454 PAGE 610-613

**SHERWOOD INV. CO.**  
BOOK 1789 PAGE 450-452  
NE CORNER SW1/4 SE1/4 SECTION 27 T1N, R1W, U.M.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned E. James Currier and Pamela C. Currier are the owners of that real property situated in the County of Mesa, State of Colorado, and being that part of the SW1/4 SE1/4 of Sec. 27 and that part of the NE1/4 NW1/4 and the NW1/4 NE1/4 of Sec. 34 T1N, R1W, U.M. which is described in Book 1841, Page 173, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a Mesa County brass cap at the N.E. Corner of the NW1/4NE1/4 of Section 34, T1N, R1W of the Ute Meridian, from whence a 3/4-inch rebar at the North 1/4 Corner of said Section 34 bears N89°59'30"W 1318.77 feet; thence N89°59'30"W 33.00 feet to the west right-of-way line of 25 3/4 Road; thence on said right-of-way line S00°06'40"E 718.21 feet; thence S89°57'53"W 1608.59 feet to the center of the Grand Valley Highline Canal; thence on said centerline N21°30'15"W 342.81 feet; thence N22°47'16"W 434.44 feet to the north line of said Section 34; thence leaving said centerline S89°59'30"E 47.69 feet; thence leaving said north section line: S22°02'37"E 191.87 feet; thence S24°41'59"E 67.05 feet; thence N66°35'00"E 26.10 feet; thence S23°25'00"E 100.00 feet; thence S86°35'00"W 26.18 feet; thence S22°03'31"E 56.78 feet; thence S21°31'16"E 297.14 feet; thence S89°45'06"E 228.00 feet; thence N42°35'44"E 897.15 feet to said north line of Section 34; thence S89°59'30"E 81.21 feet; thence leaving said north line N00°00'00"E 421.63 feet; thence N44°15'06"E 570.21 feet; thence S89°59'30"E 82.10 feet; thence N00°00'00"E 489.87 feet to the north line of the SW1/4SE1/4 of Section 27, T1N, R1W of the Ute Meridian; thence S89°57'30"E 220.00 feet to the N.E. Corner of said SW1/4SE1/4; thence S00°00'00"W 1319.86 feet to the beginning.

That said owner has caused the said real property to be laid out and surveyed as RAVOLA HILLS MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby dedicate to Mesa County and the public forever those portions of said real property labeled as road right-of-way, and dedicate those portions labeled as utility and/or irrigation and drainage 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, and telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance, or replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner, E. James Currier and Pamela C. Currier has caused their names to be hereunto subscribed this 26th day of October A.D., 1993.

E. James Currier  
Pamela C. Currier

IN WITNESS WHEREOF said owner, E. James Currier and Pamela C. Currier has caused their names to be hereunto subscribed this 26th day of October A.D., 1993.

E. James Currier  
Pamela C. Currier

(STATE OF COLORADO )  
(COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 26th day of October A.D., 1993, by E. James Currier and Pamela C. Currier.

My Commission expires 11-2-93  
Witness by hand and official Seal.



Susan J. Sherman  
Notary Public

**CLERK AND RECORDERS CERTIFICATE**

(STATE OF COLORADO )  
(COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:49 o'clock P.M., this 27th day of October A.D., 1993, and is duly recorded in plat Book No. 17 Page 162, Reception No. 1657289 Drawer AA 39

Fee \$ 10.00  
Fathallah Deputy  
Monika Wild Clerk and Recorder

**Board of County Commissioners  
COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 17th day of October A.D., 1993. County Planning Commission of the County of Mesa, Colorado.

Julian B. Senra  
Chairman

**County Planning Commission  
BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 21st day of October A.D., 1993. Board of County Commissioners of the County of Mesa, Colorado.

Chadi Vepal  
Chairman

**UTILITIES COORDINATING COMMITTEE**

Approved this 13th day of October A.D., 1993. Utilities Coordinating Committee of the County of Mesa, Colorado.

Jay R. Matthew  
Chairman

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of RAVOLA HILLS MINOR SUBDIVISION a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey.

Richard A. Mason  
10/27/93  
Date

**RAVOLA HILLS MINOR SUBDIVISION**  
IN THE SE1/4 OF SEC. 27 AND  
NE1/4 & NW1/4 SEC. 34 T1N, R1W  
OF THE UTE MERIDIAN  
MESA COUNTY, COLORADO

SURVEYED R.A.M. DRAWN G.L.L. CHECKED R.A.M.  
DATE 8-13-93 WEI DWG. NO. 3390-725-13