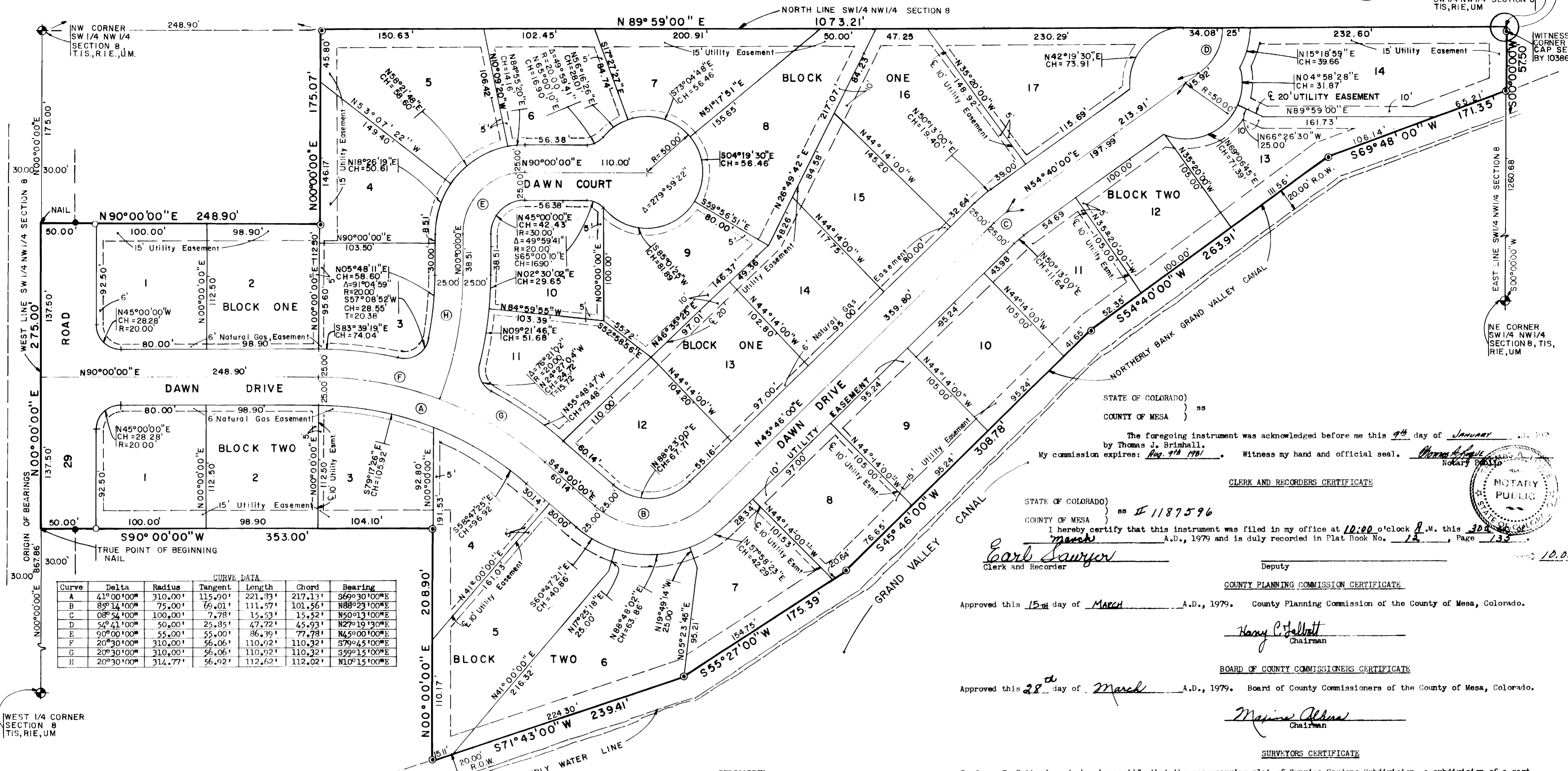
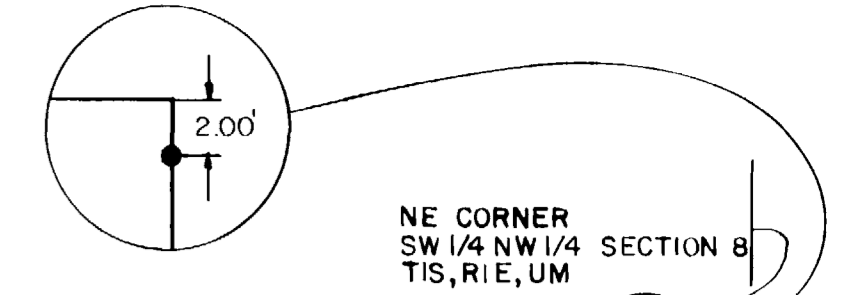


# SUNRISE GARDENS SUBDIVISION



Curve	Delta	Radius	Tangent	Length	Chord	Bearing
A	41°00'00"	310.00'	115.90'	221.33'	217.13'	S69°30'00"E
B	85°14'00"	75.00'	69.01'	111.57'	101.56'	N88°23'00"E
C	08°54'00"	100.00'	7.78'	15.53'	15.52'	N50°13'00"E
D	54°41'00"	50.00'	25.35'	47.72'	45.93'	N27°19'30"E
E	90°00'00"	55.00'	55.00'	86.39'	77.78'	N45°00'00"E
F	20°30'00"	310.00'	56.06'	110.92'	110.32'	S79°45'00"E
G	20°30'00"	310.00'	56.06'	110.92'	110.32'	S59°15'00"E
H	20°30'00"	314.77'	56.92'	112.62'	112.02'	N10°15'00"E

### LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap Found
- ⊙ Indicates 5/8" Rebar And Monument Cap Found (To Be Set In Concrete)

### AREA QUANTITIES

Total Acres In Lots	8.550 Ac.	or	78.80%
Total Acres In Streets	2.300 Ac.	or	21.20%
Total Acres	10.850 Ac.	or	100.00%
Total Number Of Lots	31		

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Thomas J. Brimhall is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 NW 1/4 of Section 8, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the W 1/4 Cor. of said Section 8; Thence N 00° 00' 00" E along the west line of the SW 1/4 NW 1/4 of said Section 8 a distance of 867.86 feet to the TRUE POINT OF BEGINNING; Thence continuing N 00° 00' 00" E along said west line of the SW 1/4 NW 1/4 of Section 8 a distance of 275.00 feet; Thence N 90° 00' 00" E 248.90 feet; Thence N 00° 00' 00" E 175.07 feet to a point on the north line of the SW 1/4 NW 1/4 of said Section 8; Thence N 89° 59' 00" E along said north line of the SW 1/4 NW 1/4 of Section 8 a distance of 1073.21 feet to the NE Corner of the SW 1/4 NW 1/4 of said Section 8; Thence S 00° 00' 00" W along the east line of the SW 1/4 NW 1/4 of said Section 8 a distance of 57.50 feet to a point on the northerly bank of the Grand Valley Canal; Thence along said northerly bank of the Grand Valley Canal by the following five (5) courses and distances: (1) S 69° 48' 00" W 171.35 feet; (2) S 54° 40' 00" W 263.91 feet; (3) S 45° 46' 00" W 308.78 feet; (4) S 55° 27' 00" W 175.39 feet; (5) S 71° 43' 00" W 239.41 feet; Thence N 00° 00' 00" E 208.90 feet; Thence S 90° 00' 00" W 353.00 feet to the TRUE POINT OF BEGINNING, containing 10.850 acres.

That said owner has caused the said real property to be laid out and surveyed as Sunrise Gardens Subdivision, a subdivision of a part of the County of Mesa, Colorado.

That said owner does 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 dedicate to the Public Utilities those portions of said real property which are labeled as utility 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, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 9th day of January A.D., 1979.

*Thomas J. Brimhall*  
Thomas J. Brimhall

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 9th day of January A.D., 1979 by Thomas J. Brimhall, My commission expires: Aug. 9th 1981. Witness my hand and official seal. *Thomas J. Brimhall*  
Notary Public

CLERK AND RECORDERS CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 10:00 o'clock A.M. this 30th day of March A.D., 1979 and is duly recorded in Plat Book No. 12, Page 135.  
*Earb Sawyer*  
Clerk and Recorder

Approved this 15th day of March A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

*Harry C. Bellott*  
Chairman

Approved this 28th day of March A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

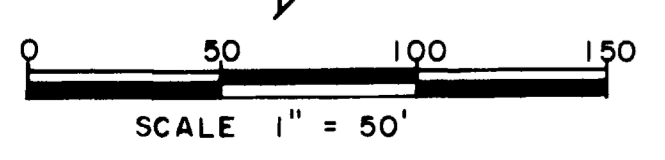
*Maxine Adams*  
Chairman

I, James T. Patty Jr., do hereby certify that the accompanying plat of Sunrise Gardens Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: *Bill Gordon*  
Mesa County Road Department

Date 3-28-79



SUNRISE GARDENS SUBDIVISION  
JAMES T. PATTY JR. REGISTERED LAND SURVEYOR COLORADO