

SUNNY MEADOWS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C. Ray Gates, Gene L. Forney and Clarence O. Cope are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the W 1/2 NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NW Corner of the NE 1/4 NE 1/4 of said Section 8; Thence N 89° 59' 41" E along the north line of the NE 1/4 NE 1/4 of said Section 8 a distance of 170.00 feet to the TRUE POINT OF BEGINNING; Thence continuing N 89° 59' 41" E along said north line of the NE 1/4 NE 1/4 of Section 8 a distance of 490.69 feet to the NE Corner of the W 1/2 NE 1/4 NE 1/4 of said Section 8; Thence S 00° 06' 19" E 1319.46 feet to the SE Corner of the W 1/2 NE 1/4 NE 1/4 of said Section 8; Thence N 89° 56' 19" W 660.29 feet to the SW Corner of the NE 1/4 NE 1/4 of said Section 8; Thence N 00° 07' 21" W along the west line of the NE 1/4 NE 1/4 of said Section 8 a distance of 1062.46 feet; Thence N 89° 59' 41" E 170.00 feet; Thence N 00° 07' 21" W 256.24 feet to the TRUE POINT OF BEGINNING, containing 19.001 acres.

That said owners have caused the said real property to be laid out and surveyed as Sunny Meadow 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 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 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 the 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 owners have caused their names to be hereunto subscribed this 26 day of MAY A.D., 1982.

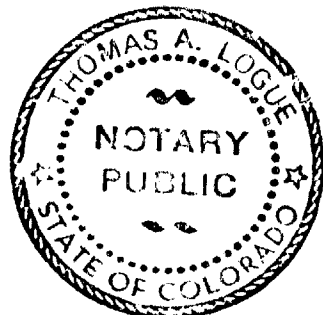
C. Ray Gates Gene L. Forney Clarence O. Cope
C. Ray Gates Gene L. Forney Clarence O. Cope

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 26th day of MAY A.D., 1982 by C. Ray Gates, Gene L. Forney and Clarence O. Cope.

My commission expires: Aug. 23, 1985. Witness my hand and official seal.

Thomas A. Logue
Notary Public
2784 Crossroads Blvd.
Grand Jct. CO. 81501



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss 1295134

I hereby certify that this instrument was filed in my office at 1:49 o'clock P.M. this 21st day of June A.D., 1982 and is duly recorded in Plat Book No. 13-, Page 42450.

Earl Sawyer By Hazel M. Huskey Fees: \$ 20.00
Clerk and Recorder Deputy Filed 21-33

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10 day of MAY A.D., 1982 County Planning Commission of the County of Mesa, Colorado.

D. Sk...
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

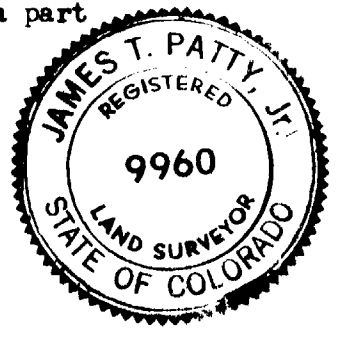
Approved this 14th day of June A.D., 1982 Board of County Commissioners of the County of Mesa, Colorado.

Joe P. White
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Sunny Meadows 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. 5-21-82
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



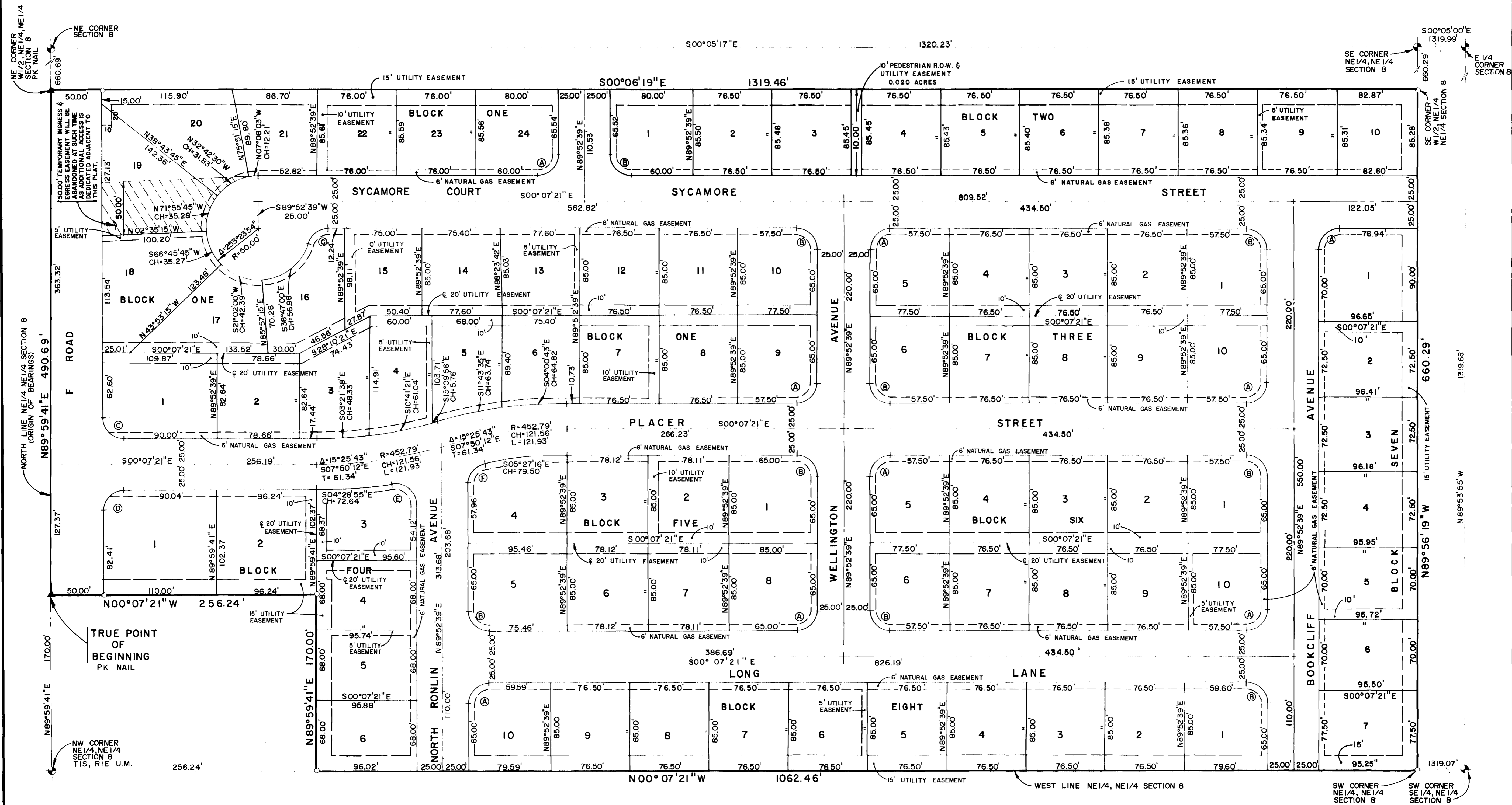
UTILITIES COORDINATING COMMITTEE

By: Tom Calvert by P. Badger, Secty Date: 6/1/82
Chairman

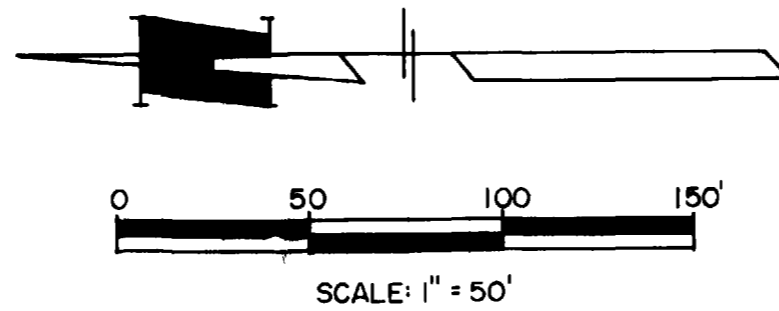
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SUNNY MEADOWS SUBDIVISION
 PARAGON ENGINEERING INC.

SUNNY MEADOWS SUBDIVISION



CURVE RETURN DATA					
NO.	DELTA	RADIUS	TANGENT	CHORD	BEARINGS
A	90°00'00"	20.00'	20.00'	28.28'	S45°07'21"E
B	90°00'00"	20.00'	20.00'	28.28'	N44°52'39"E
C	90°07'02"	20.00'	20.04'	28.31'	N44°56'10"E
D	89°52'58"	20.00'	19.96'	28.25'	S45°03'50"E
E	98°43'08"	20.00'	23.30'	30.35'	S40°31'05"W
F	79°20'10"	20.00'	16.59'	25.53'	S50°27'16"E
G	73°23'54"	20.00'	14.91'	23.90'	N36°49'18"W



LEGEND

- ⊕ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ Indicates 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES

Total Acres In Ped. R.O.W.	0.020 Ac. or 0.11 %
Total Acres In Lots	13.249 Ac. or 70.55 %
Total Acres In Streets	5.752 Ac. or 29.34 %
TOTAL ACRES	19.001 Ac. or 100.00 %

TOTAL NUMBER OF LOTS - 85

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SUNNY MEADOWS SUBDIVISION



PARAGON ENGINEERING INC.

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