

BUFFALO COURT SUBDIVISION

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ANNE WILSON, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AS DESCRIBED IN BOOK 1211 PAGES 412-413 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE AND BEING SITUATED IN SECTION 35, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6th. PRINCIPAL MERIDIAN, MESA COUNTY COLORADO. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Parcel of land situated in B.L.M. Tract 39, Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian described as follows:

Commencing at the Northwest Corner of said Tract 39, and considering the North line of Tract 39 to bear S89°47'E and all other bearings contained herein to be relative thereto; thence S62°20'17"E 650.87 feet; thence S89°47'E 203.74 feet to the POINT OF BEGINNING; thence N31°48'00"E 78.50 feet; thence S88°06'00"E 110.70 feet; thence S51°39'41"E 103.08 feet; thence S89°47'00"E 353.10 feet; thence N00°16'40"W 168.52 feet; thence S90°00'00"E 476.10 feet; thence S00°17'00"E 605.46 feet; thence S00°17'00"E 20.19 feet; feet to the North Right-of-Way of Buffalo Drive as recorded in Book 974 Page 695 of the records of the Clerk and Recorders office in Mesa County; thence S51°54'00"W 22.40 feet along said North ROW line; thence S53°15'00"W 138.00 feet along said North ROW line; thence N11°58'42"W 332.69 feet; thence S76°01'50"W 152.00 feet; thence S04°17'33"E 233.07 feet; thence S32°30'43"E 164.72 feet; thence S53°15'00"W 253.26 feet; thence N27°00'00"W 36.86 feet; thence N60°24'39"W 287.57 feet; thence S89°43'00"W 175.00 feet; thence N00°17'00"W 176.71 feet; thence N89°47'00"W 121.13 feet; thence N03°16'00"E 116.23 feet; thence N11°28'00"W 329.24 feet to the POINT OF BEGINNING, containing 15.15 Acres as described.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND PRIVATE 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 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 TO 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 EXPENSED FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER, OR PURCHASER, NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 12th DAY OF October A.D. 1992.

Anne Wilson
ANNE WILSON

STATE OF COLORADO)
) SS
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF October A.D. 1992, BY ANNE WILSON

MY COMMISSION EXPIRES 4-13-96 James Sount
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:15 O'CLOCK P.M., THIS 19th DAY OF February A.D., 1993, AND IS DULY RECORDED IN PLAT BOOK NO. 14, PAGE NO. 91 & 92.

Drawer 2-82 Reception # 1629900

Fee \$20.00

Monika Todd
by Shilby Howard
Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 18th DAY OF February A.D., 1993. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

Mal Nyel
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

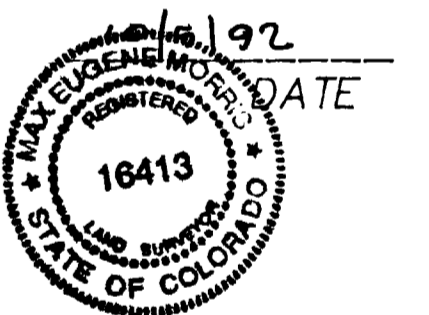
APPROVED THIS 19th DAY OF February A.D. 1993, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

William B. Glavin
CHAIRMAN

SURVEYORS CERTIFICATE

I, MAX E. MORRIS CERTIFY THAT THE ACCOMPANYING PLAT OF BUFFALO COURT SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Max E. Morris
QED SURVEYING SYSTEMS
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. 16413



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

UTILITIES COORDINATING COMMITTEE

APPROVED THIS 18th DAY OF February A.D., 1993

Gary R. Mathews
CHAIRMAN

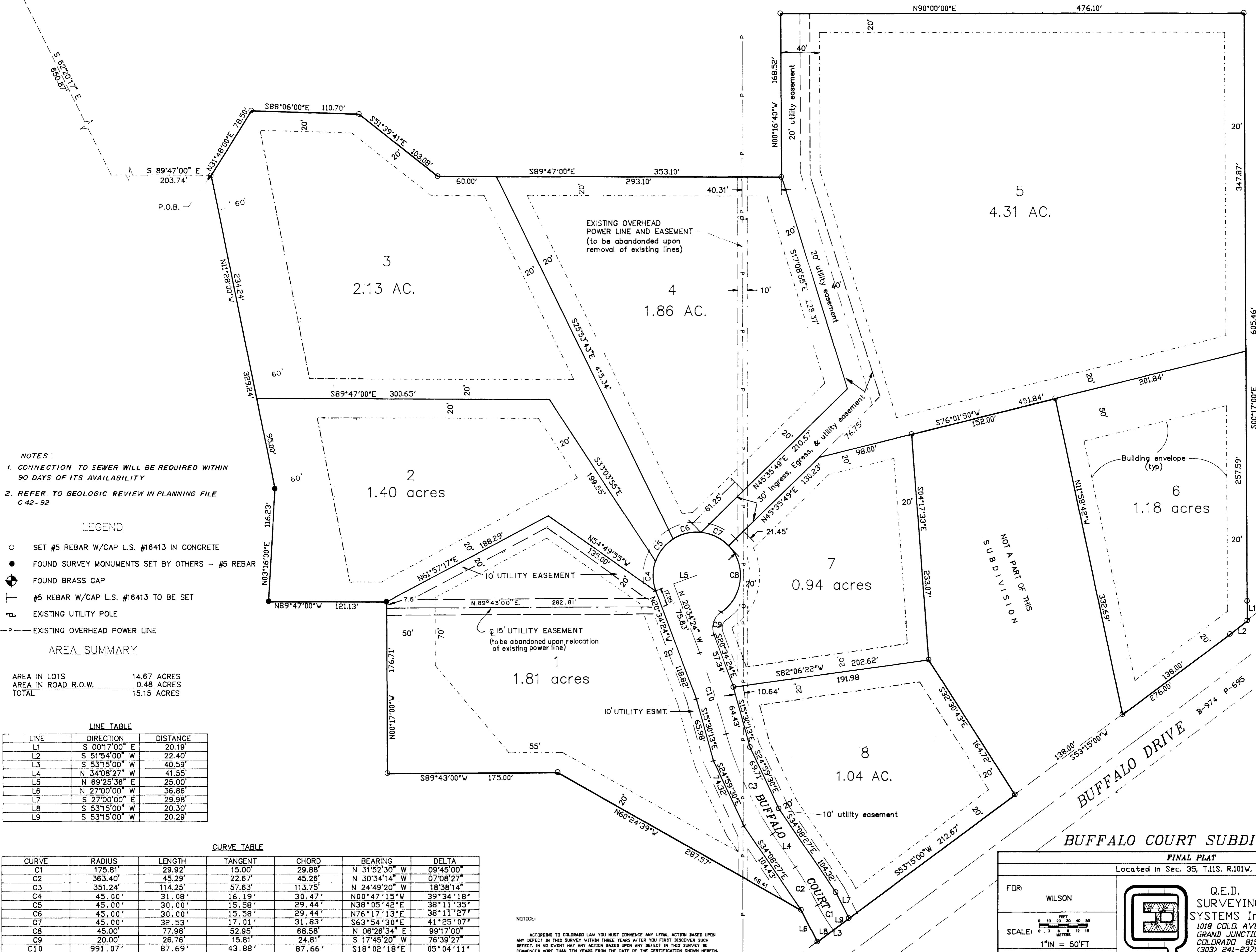
BUFFALO COURT SUBDIVISION

FINAL PLAT		
SITUATED IN TRACT 39, SECTION 35, T11S, R101W, 6TH P.M.		
FOR: WILSON	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DMM MF
SCALE:		DRAWN BY: MEM
DATE: 9/29/92		ACAD ID: BCDED
		SHEET NO. 1 OF 2
		FILE: 92167

NW COR.
TRACT 39
SECTION 35
T.11S. R. 101W.
6th. P.M.

BENCHMARK
ELEV. = 4831.78

NE COR.
TRACT 39
SECTION 35
T.11S. R. 101W.
6th. P.M.



NOTES:
1. CONNECTION TO SEWER WILL BE REQUIRED WITHIN 90 DAYS OF ITS AVAILABILITY
2. REFER TO GEOLOGIC REVIEW IN PLANNING FILE C 42-92

- LEGEND**
- SET #5 REBAR W/CAP L.S. #16413 IN CONCRETE
 - FOUND SURVEY MONUMENTS SET BY OTHERS - #5 REBAR
 - ⊕ FOUND BRASS CAP
 - ⊥ #5 REBAR W/CAP L.S. #16413 TO BE SET
 - ⊕ EXISTING UTILITY POLE
 - EXISTING OVERHEAD POWER LINE

AREA SUMMARY

AREA IN LOTS	14.67 ACRES
AREA IN ROAD R.O.W.	0.48 ACRES
TOTAL	15.15 ACRES

LINE TABLE

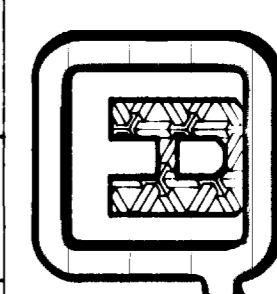
LINE	DIRECTION	DISTANCE
L1	S 00°17'00" E	20.19'
L2	S 51°54'00" W	22.40'
L3	S 53°15'00" W	40.59'
L4	N 34°08'27" W	41.55'
L5	N 69°25'36" E	25.00'
L6	N 27°00'00" W	36.86'
L7	S 27°00'00" E	29.98'
L8	S 53°15'00" W	20.30'
L9	S 53°15'00" W	20.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	175.81'	29.92'	15.00'	29.88'	N 31°52'30" W	09°45'00"
C2	363.40'	45.29'	22.67'	45.26'	N 30°34'14" W	07°08'27"
C3	351.24'	114.25'	57.63'	113.75'	N 24°49'20" W	18°38'14"
C4	45.00'	31.08'	16.19'	30.47'	N00°47'15"W	39°34'18"
C5	45.00'	30.00'	15.58'	29.44'	N38°05'42"E	38°11'35"
C6	45.00'	30.00'	15.58'	29.44'	N76°17'13"E	38°11'27"
C7	45.00'	32.53'	17.01'	31.83'	S63°54'30"E	41°25'07"
C8	45.00'	77.98'	52.95'	68.58'	N 06°26'34" E	99°17'00"
C9	20.00'	26.76'	15.81'	24.81'	S 17°45'20" W	76°39'27"
C10	991.07'	87.69'	43.88'	87.66'	S18°02'18"E	05°04'11"

NOTICE:
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FINAL PLAT
Located in Sec. 35, T.11S. R.101W, 6th. P.M.

FOR:	WILSON	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLD AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY:	DM MF
SCALE:	1" = 50' FT		DRAWN BY:	MEM
DATE:	9/29/92	ACAD ID:	BCFIN	
		SHEET NO.:	2 OF 2	
		FILE:	92167	