

# THE FAIRWAY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned The Fairway, a Colorado Limited Partnership, the owner of the real property situated in the County of Mesa, State of Colorado and being located in the northeast quarter of Section 27, Township 11 South, Range 101 West of the 6th Principle Meridian as shown on the accompanying plat, and being described by metes-and-bounds as follows:

Beginning at the northwest corner of the parcel which is also the north quarter corner of Section 27, then along the following twelve courses:

1. S88°36'00"E along the north line NE 1/4 of said Section 27 a distance of 292.86 feet;
2. S00°19'37"E 109.54 feet;
3. N90°00'00"W 26.00 feet;
4. S00°19'27"E 57.33 feet;
5. N89°59'07"W 36.46 feet;
6. S00°22'51"E 95.25 feet;
7. S89°24'37"W 51.07 feet;
8. S00°39'31"E 94.56 feet;
9. N68°19'00"W 174.15 feet;
10. N00°01'00"W 250.00 feet;
11. S89°59'00"W 20.00 feet;
12. N00°01'00"W 50.00 feet to the point of beginning

The area of the parcel, as described, is 1.751 Acres. The basis of bearings is assumed S88°36'00"E 2658.41 feet along the survey monument line from the north quarter corner to the northeast corner of Section 27.

That said owner has caused the said real property to be laid out and surveyed as THE FAIRWAY, a subdivision of a part of Mesa County.

That said owner does 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 right shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 8<sup>th</sup> day of FEBRUARY A.D., 19 83.

THE FAIRWAY, a Colorado Limited Partnership

*F. Lee Miller*  
F. Lee Miller, General Partner

*Richard D. Weber*  
Richard D. Weber, General Partner

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February A.D., 19 83, by F. Lee Miller and Richard D. Weber, General Partners of THE FAIRWAY, a Colorado Limited Partnership.

My Commission Expires: December 6, 1986

*Priscilla A. Nygren*  
Notary Public  
(Address) 193 Riddle Park Rd.  
Grand Jct. Co. 81503

Witness My Hand and Official Seal

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 4:32 o'clock P.M., this 7 day of April A.D., 19 83 and is duly recorded in Plat Book No. 13, Reception No. 13 22319

*Carl Sawyer*  
Clerk and Recorder

*Bonnie Sisson*  
Deputy

Fees: 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10<sup>th</sup> day of March A.D., 1983. County Planning Commission of the County of Mesa, State of Colorado.

*James B. Young*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5<sup>th</sup> day of March A.D., 1983. Board of County Commissioners of the County of Mesa, State of Colorado.

*Martine Albert*  
Chairman

UTILITIES COORDINATING COMMITTEE

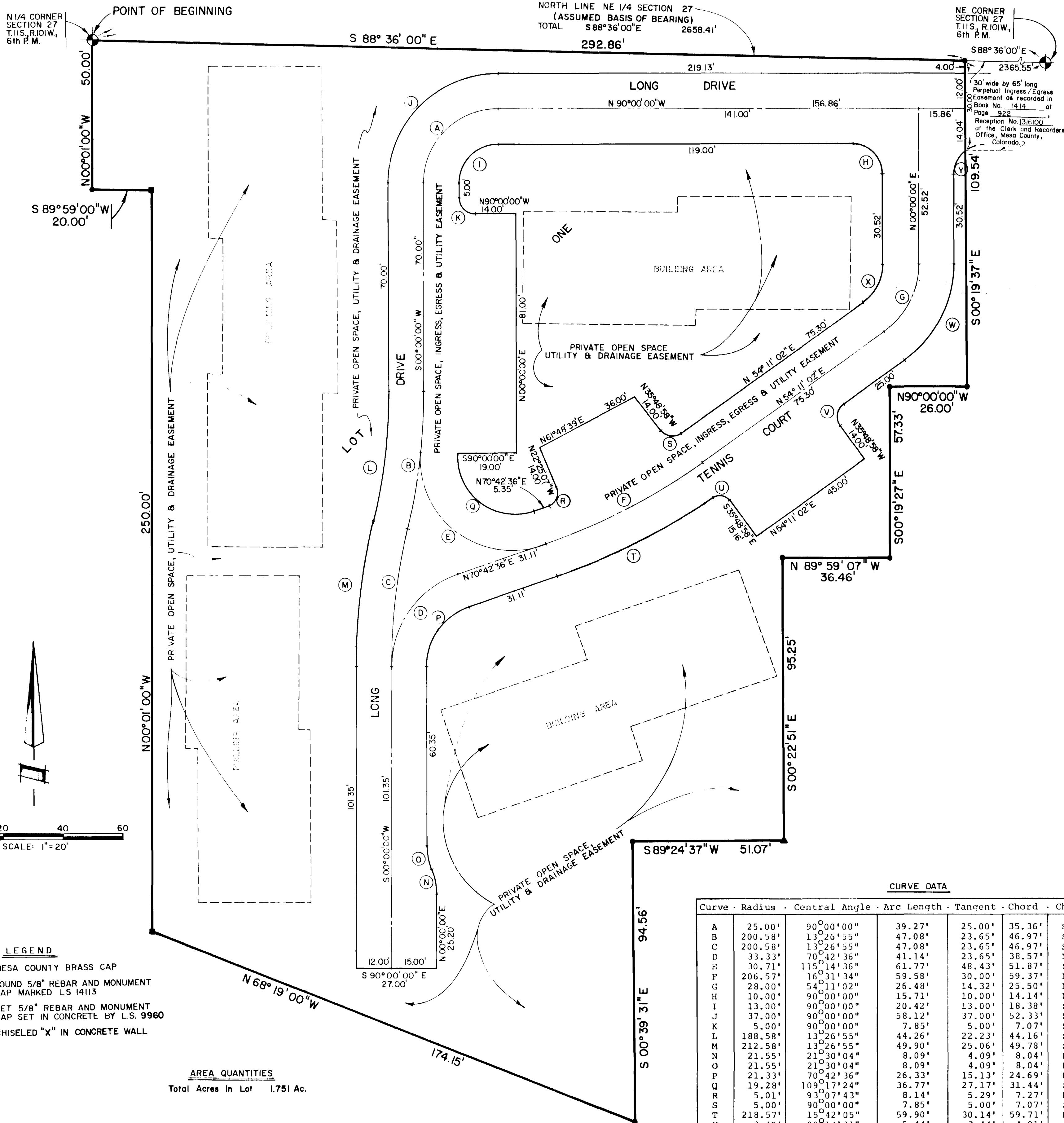
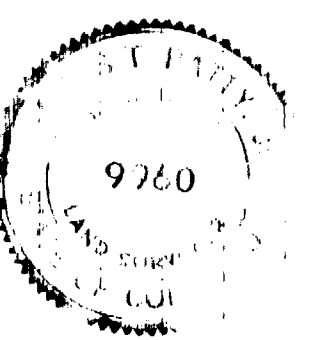
Approved this 22<sup>nd</sup> day of February A.D., 19 83. Utilities Coordinating Committee of the County of Mesa, State of Colorado.

*E. G. Stockton*  
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the boundary survey of The Fairway, as shown on the accompanying plat, has been surveyed under my direct supervision and is correct to the best of my knowledge and belief.

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



CURVE DATA

Curve	Radius	Central Angle	Arc Length	Tangent	Chord	Chord Bearing
A	25.00'	90°00'00"	39.27'	25.00'	35.36'	S45°00'00"W
B	200.58'	13°26'55"	47.08'	23.65'	46.97'	S06°43'27"W
C	200.58'	13°26'55"	47.08'	23.65'	46.97'	S06°43'27"W
D	33.33'	70°42'36"	41.14'	23.65'	38.57'	N35°21'18"E
E	30.71'	115°14'36"	61.77'	48.43'	51.87'	S53°37'58"E
F	206.57'	16°31'34"	59.58'	30.00'	59.37'	N62°26'49"E
G	28.00'	54°11'02"	26.48'	14.32'	25.50'	N27°05'31"E
H	10.00'	90°00'00"	15.71'	10.00'	14.14'	N45°00'00"W
I	13.00'	90°00'00"	20.42'	13.00'	18.38'	S45°00'00"W
J	37.00'	90°00'00"	58.12'	37.00'	52.33'	S45°00'00"W
K	5.00'	90°00'00"	7.85'	5.00'	7.07'	S45°00'00"E
L	188.58'	13°26'55"	44.26'	22.23'	44.16'	S06°43'28"W
M	212.58'	13°26'55"	49.90'	25.06'	49.78'	S06°43'28"W
N	21.55'	21°30'04"	8.09'	4.09'	8.04'	N10°45'02"W
O	21.55'	21°30'04"	8.09'	4.09'	8.04'	N10°45'02"W
P	21.33'	70°42'36"	26.33'	15.13'	24.69'	N35°21'18"E
Q	19.28'	109°17'24"	36.77'	27.17'	31.44'	S51°50'01"E
R	5.01'	93°07'43"	8.14'	5.29'	7.27'	N24°08'46"E
S	5.00'	90°00'00"	7.85'	5.00'	7.07'	S80°48'57"E
T	218.57'	15°42'05"	59.90'	30.14'	59.71'	N62°51'34"E
U	3.49'	89°10'31"	5.44'	3.44'	4.91'	S80°24'13"E
V	5.00'	90°00'00"	7.85'	5.00'	7.07'	N09°11'03"E
W	40.00'	54°11'02"	37.83'	20.46'	36.43'	N27°05'31"E
X	16.00'	54°11'02"	15.13'	8.18'	14.57'	N27°05'31"E
Y	10.00'	52°43'37"	9.20'	4.96'	8.88'	N26°21'49"E

- LEGEND
- MESA COUNTY BRASS CAP
  - FOUND 5/8" REBAR AND MONUMENT CAP MARKED LS 14113
  - SET 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE BY LS. 9960
  - ▲ CHISELED "X" IN CONCRETE WALL

AREA QUANTITIES  
Total Acres in Lot 1.751 Ac.

THE FAIRWAY

BECK, THURM and ASSOCIATES, INC.  
2721 NORTH TWELFTH STREET, SUITE 28  
GRAND JUNCTION, COLORADO 81501  
(303) 243-1227  
engineers planners