

VILLAGE NINE

FILING 4

A RE-SUBDIVISION OF LOTS 11 THRU 18 IN BLOCK 4; BLOCKS 5, 6, 7, 8, 9; LOTS 1 THRU 20 IN BLOCK 10 AND BLOCK 11 OF "VILLAGE NINE SUBDIVISION - FILING 3" BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH-RANGE 1 WEST, 10E MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

COSTIN ENGINEERING CO.

3026 PATTERSON ROAD
GRAND JUNCTION, COLORADO

DEDICATION:

Know all men by these presents:

That the undersigned warrants that they are the owners of or have some interest of record in a parcel of land located in and being a portion of the Southeast Quarter of the Northeast Quarter of Section 25, Township 1 South - Range 1 West, 10E Meridian, County of Mesa, State of Colorado, described as follows:

Commencing at the southwest corner of said Southeast Quarter of the Northeast Quarter of Section 25; thence North 0°11'46" West, along the west line of said Southeast Quarter of the Northeast Quarter of Section 25, a distance of 50.00 feet to the north line of "B 1/2" Road and the POINT OF BEGINNING of this description; thence continue North 0°11'46" West, along said west line, 1263.79 feet to the northwest corner of said Southeast Quarter of the Northeast Quarter of Section 25; thence North 89°55'28" East, along the north line of said Southeast Quarter of the Northeast Quarter of Section 25, a distance of 1024.99 feet; thence South 0°09'02" East, 118.65 feet to a found iron pin; thence South 62°35'40" East, 50.84 feet to a found iron pin; thence South 0°04'32" East, 25.00 feet to a found iron pin; thence North 89°55'28" East, 20.00 feet to a found iron pin; thence South 0°12'01" East, 361.54 feet; thence North 89°55'28" East, 27.50 feet; thence South 0°12'01" East, 210.00 feet; thence South 89°55'28" West, 27.50 feet; thence South 0°12'01" East, 443.97 feet to a found iron pin; thence North 89°51'32" East, 75.08 feet to a found iron pin; thence South 0°05'15" East, 79.71 feet to a found iron pin and the north line of aforesaid "B 1/2" Road; thence South 89°53'50" West, along said north line, 1164.06 feet, to the point of beginning, containing 31.82 acres, more or less. The basis of all bearings being the bearing of North 89°53'50" East for the East-West Quarter Section line in Section 25.

That the owners have caused the said land to be laid out and surveyed as VILLAGE NINE - FILING 4, a subdivision of a portion of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all streets, roads, easements and public sites as shown on the accompanying plat to the use of the public and public utilities forever and hereby grant those portions of real property labeled utility, drainage and irrigation easements to the public utility companies as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to; transmission lines, 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, maintenance and replacement of such lines. Such easements and rights to be utilized in a reasonable and prudent manner.

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

In witness where of:

Village Nine, LTD
A Limited Partnership

Thomas M. Wilkinson
Thomas M. Wilkinson General Partner

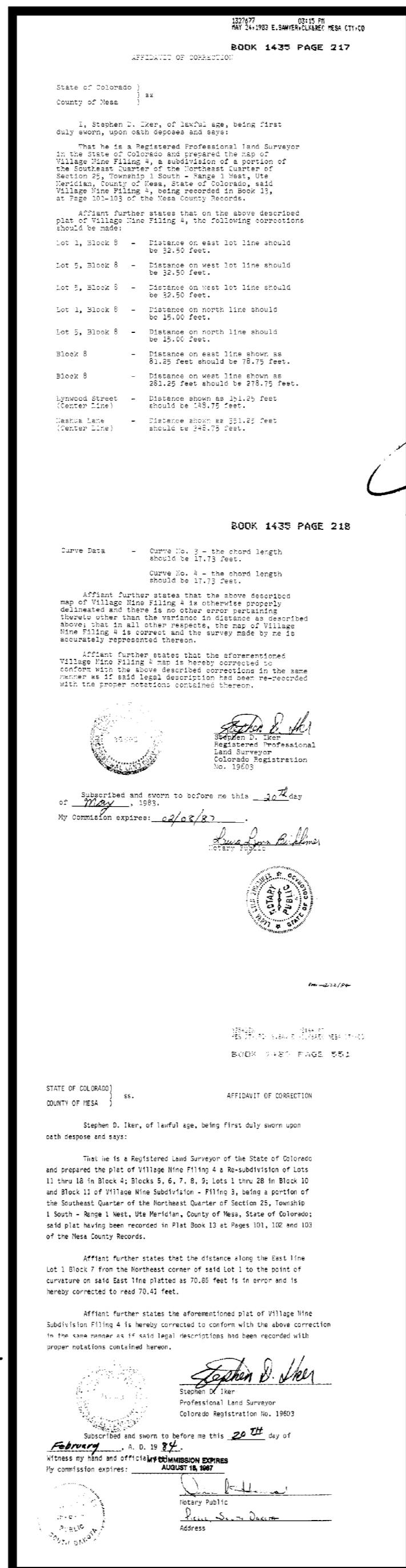
Date: 11/9/82

STATE OF COLORADO } 55
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9th day of November, 1982 by Thomas M. Wilkinson.

My commission expires 9-19-86. Witness my hand and seal.

Kilany Stalling
Notary Public



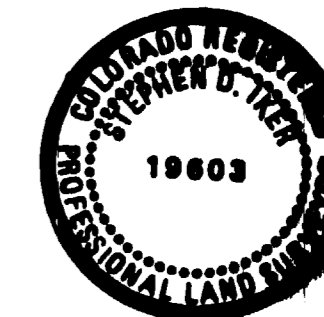
SURVEYOR'S CERTIFICATE:

I, Stephen D. Iker, a Registered Professional Land Surveyor in the State of Colorado, to the best of my professional knowledge, belief and opinion do hereby certify that this plat was prepared under my direction and accurately and properly represents a field survey of the same.

October, 1982

Date of Survey:

Stephen D. Iker
Stephen D. Iker, P.L.S. 19603



COUNTY PLANNING COMMISSION CERTIFICATE:

Approved this 29th day of November A.D., 1982, County Planning Commission of the County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

Approved this 29th day of November A.D., 1982, Board of County Commissioners of the County of Mesa, Colorado.

UTILITIES COORDINATING COMMITTEE:

Approved this 22nd day of November A.D., 1982, Utilities Coordinating Committee of the County of Mesa, Colorado.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:30 o'clock P.M. this 1st day of Dec. 1982, and is duly recorded in Plat Book No. 13 at Page 101-102 + 103 Rec. 1309176 Filed 11/74

Fees Paid 30.00

By: Deputy

Carl Sawyer
Clerk and Recorder

The Declaration of Covenants, Conditions and Restrictions is recorded in Book 1339 at Pages 763 thru 772 inclusive as Reception No. 1307389



Costin Engineering
CIVIL ENGINEERING AND LAND SURVEYING
3026 PATTERSON ROAD GRAND JUNCTION, COLORADO 81501
(303) 434-8874
VILLAGE NINE
FILING 4

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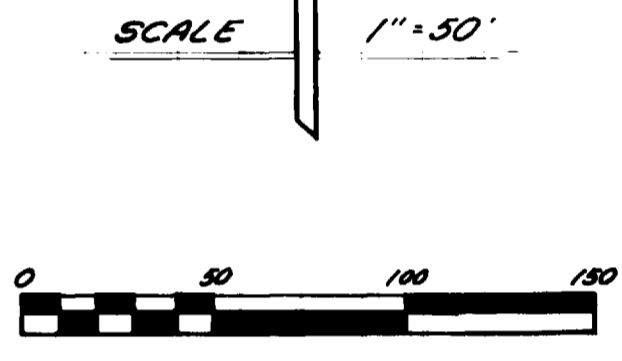
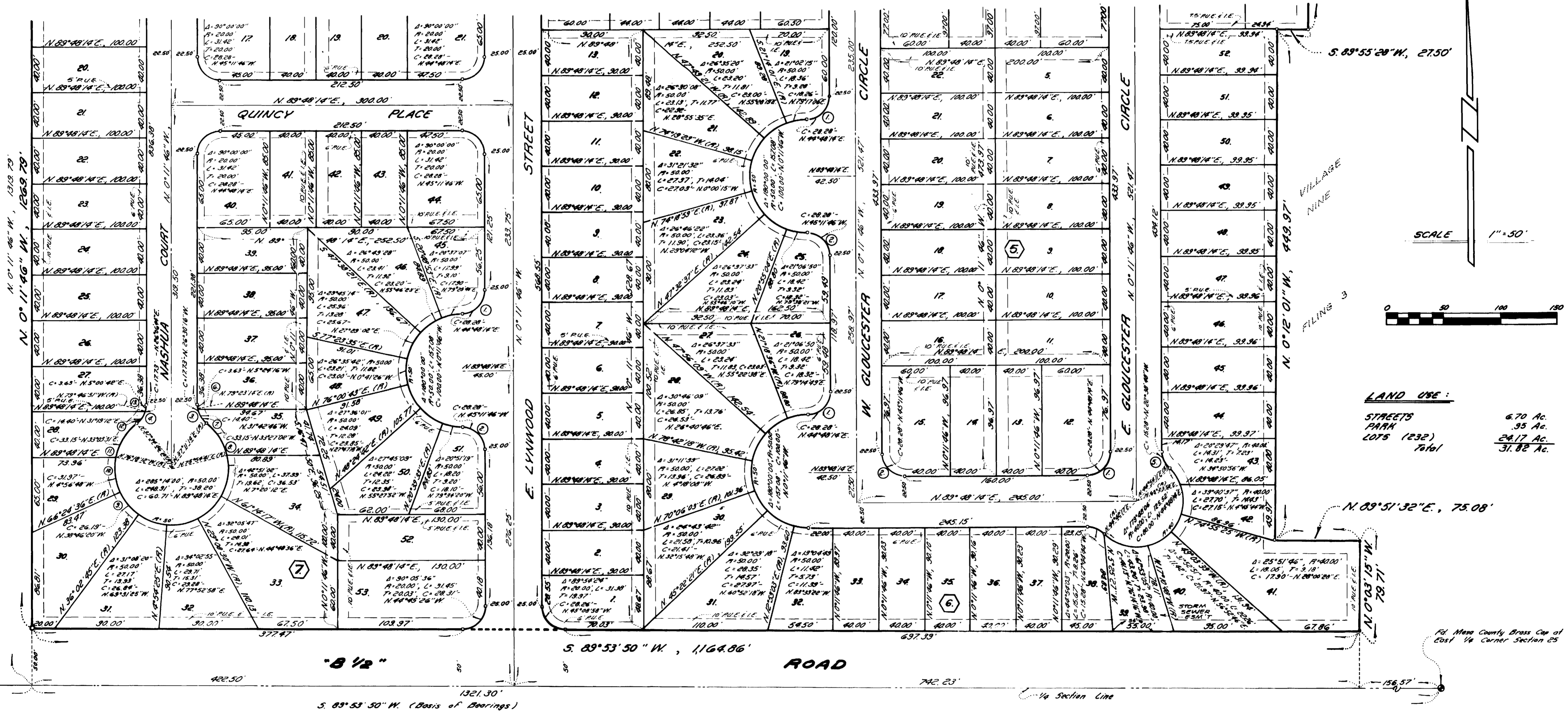
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COSTIN ENGINEERING CO.

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GRAND JUNCTION, COLORADO

SEE SHEET 3



LAND USE:

STREETS	6.70 Ac.
PARK	.95 Ac.
LOTS (232)	24.17 Ac.
Total	31.82 Ac.

Id. Mesa County Brass Cap of Center of Section 25

Id. Mesa County Brass Cap of East 1/4 Corner Section 25

BASIS OF BEARINGS:

The bearing of N 89° 53' 50" E. for the East-West Quarter Section line of Section 25, T.1S. - R.1W. U.M. was used as the basis of all bearings shown on this map.

LEGEND:

- Indicates Found 5/8" Rebar with Cap L.S. 3331, unless otherwise noted.
- ⊙ Indicates Found Mesa County Brass Cap as noted.
- Indicates Set 5/8" Rebar with Cap P.L.S. 19603, set in concrete.
- ⊙ Indicates Set 5/8" Rebar with Cap P.L.S. 19603; a 5/8" Rebar with Cap P.L.S. 19603 will be set at all lot corners, angle points and points of curvature.
- (M) Indicates Abutal Line
- ⊙ Indicates Curve Data
- I.E. Irrigation Easement
- P.U.E. Public Utility Easement
- ⬡ Indicates Block Number

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD - CH BEARING
1	30° 00' 00"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" E
2	50° 37' 00"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" E
3	50° 37' 00"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
4	50° 37' 00"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
5	44° 54' 43"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
6	70° 25' 00"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
7	40° 45' 00"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
8	30° 21' 30"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
9	37° 17' 15"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
10	30° 43' 24"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
11	42° 12' 05"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" E
12	10° 24' 35"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" E
13	8° 20' 31"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" E
14	33° 53' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
15	33° 53' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
16	33° 53' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
17	33° 53' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
18	85° 29' 04"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
19	85° 29' 04"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
20	85° 29' 04"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
21	85° 29' 04"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
22	33° 53' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
23	33° 53' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
24	85° 29' 04"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" E

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD - CH BEARING
25	50° 02' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
26	50° 02' 41"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
27	85° 29' 04"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
28	44° 54' 43"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
29	40° 45' 00"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
30	30° 21' 30"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
31	37° 17' 15"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W
32	30° 43' 24"	20.00'	31.42'	20.00'	29.28' N 44° 48' 14" W

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF MESA) ss Rec. 1309.176
I hereby certify that this instrument was filed in my office of _____ at _____ o'clock _____ M. this _____ day of _____ A.D., 1982 and is duly recorded in Plot Book No. 13 of Page 101-102+103 U-74

Fees Paid 30.00 By: Deputy Clerk and Recorder
Carl Sawyer

VILLAGE NINE
FILING 4

JOB NO 714

SHEET 2 OF 3 SHEETS

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COSTIN ENGINEERING CO.

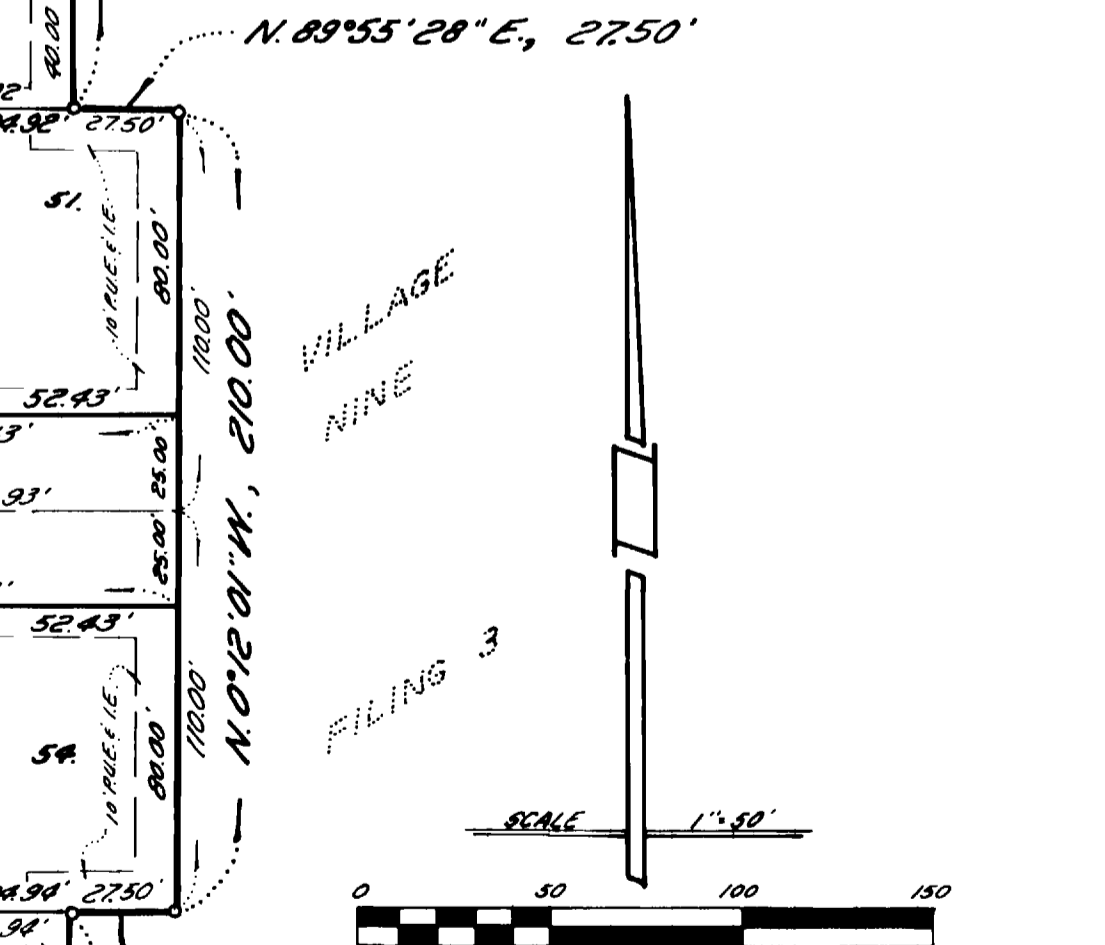
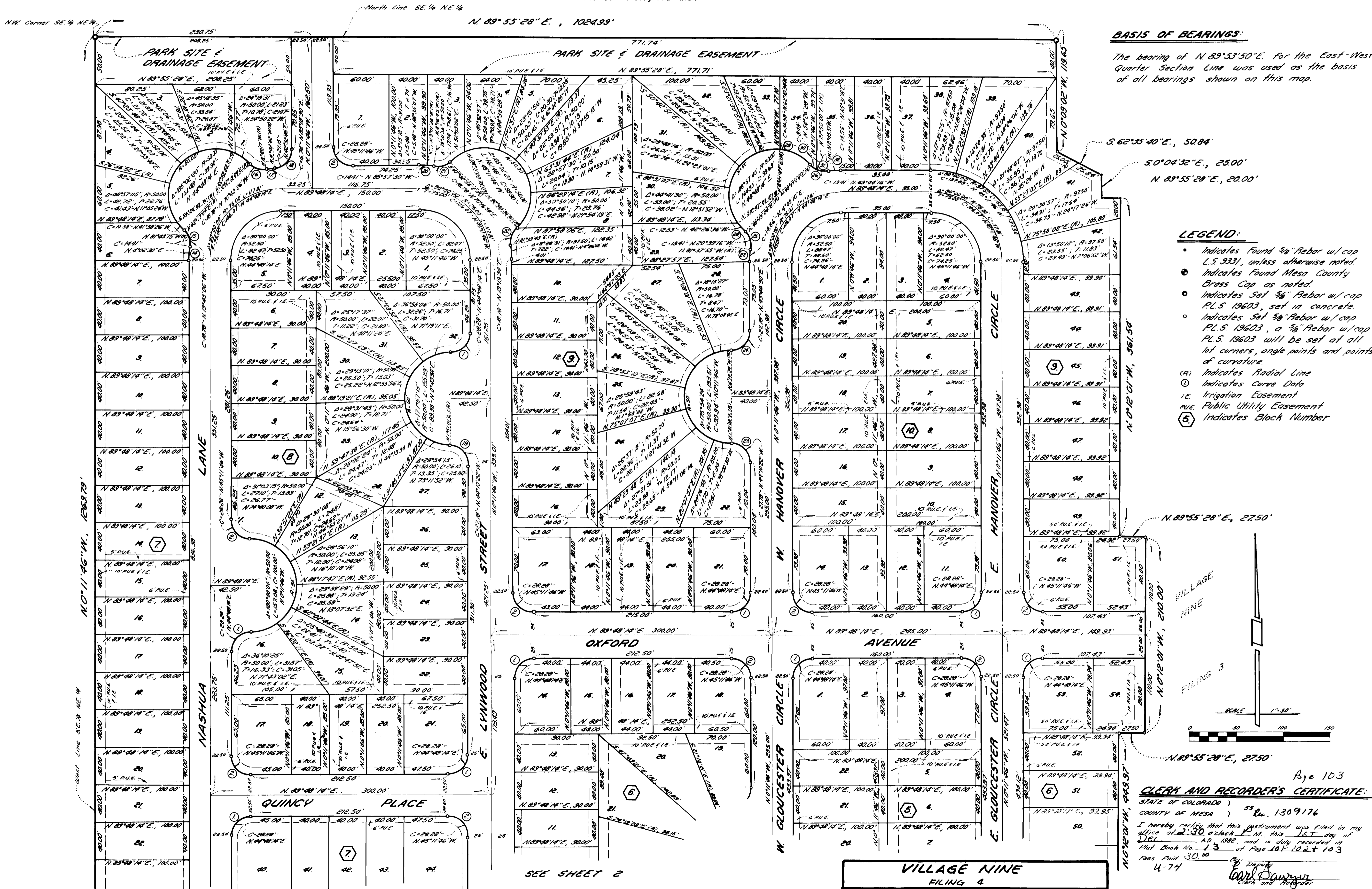
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GRAND JUNCTION, COLORADO

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- (R) Indicates Radial Line
- ⊙ Indicates Curve Data
- IE Irrigation Easement
- PUE Public Utility Easement
- ⑤ Indicates Block Number



SEE SHEET 2

VILLAGE NINE
FILING 4

JOB NO. 714

Page 103
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office on 2-13-00 at 10:50 a.m., this 13th day of Feb., A.D. 1982, and is duly recorded in Plat Book No. 13 of Page 103 & 103 Fees Paid 30.00
By Deputy
Clark and Recorder

SHEET 3 OF 3 SHEETS

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