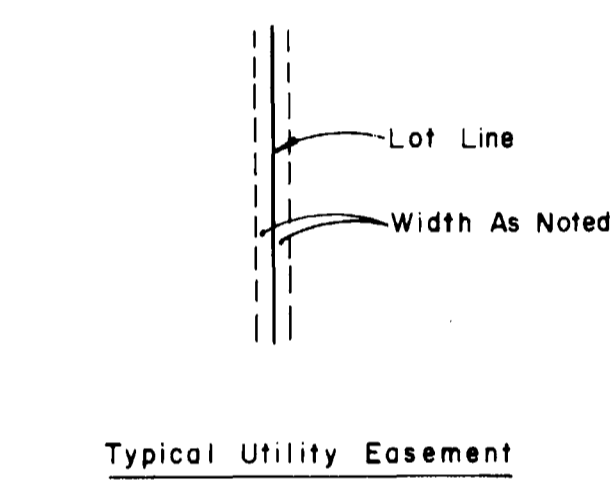


SUNRISE RIDGE SUBDIVISION

Pt. No's.	Bearing	Distance	Comments
52-53	S. 88°54'54" W	206.54	52-Prop. Cor.
53-54	N. 85°45'06" W	209.22	53-Prop. Cor.
54-55	S. 65°17'38" W	44.28	54-Prop. Cor.
55-56	S. 2°08'19" W	46.96	
56-57	S. 10°57'38" W	32.11	
57-58	S. 18°34'12" W	54.89	
58-59	S. 18°03'13" W	78.71	
59-60	S. 18°03'13" W	102.49	
60-61	N. 82°41'02" W	85.30	Across Street R.O.W.
61-62	N. 43°11'22" W	30.04	10' R.O.W. North
62-63	N. 46°07'54" W	111.17	20' R.O.W. South
63-64	N. 72°17'10" W	76.96	65'-on prop line
64-65	N. 52°02'17" W	35.44	
65-66	N. 42°34'21" W	26.56	
66-67	N. 72°26'13" W	39.16	
67-68	S. 87°19'44" W	77.81	
68-69	N. 82°12'55" W	51.38	
69-70	N. 87°57'50" W	48.10	
70-71	S. 77°17'52" W	38.12	
71-72	N. 75°24'41" W	27.35	
72-73	S. 86°20'51" W	11.33	
73-74	N. 18°30'13" E	37.81	9'-Iron Cor.
74-75	N. 33°59'06" E	152.10	
75-76	N. 13°55'06" E	230.54	
76-77	N. 30°42'16" W	85.65	
77-78	N. 43°56'27" W	155.11	

Delta	Radius	Tangent	Length	Bearing	Chord
27°15'00"	367.98'	84.19'	175.01'	N 13°37' 30"E	173.37'
45°00'00"	284.71'	120.00'	227.54'	S 22°30' 00"W	221.73'
30°32'30"	235.97'	64.42'	125.78'	N 29°43' 45"E	124.30'
41°29'12"	168.90'	63.07'	122.31'	N 20°45' 18"E	111.65'
27°02'30"	209.17'	50.30'	98.72'	N 27°58' 45"E	97.81'
14°27'30"	488.65'	61.98'	123.31'	N 07°13' 45"E	122.98'
46°07'54"	155.00'	66.00'	144.80'	N 23°03' 57"W	144.45'
60°00'00"	150.00'	150.00'	235.62'	N 01°07' 54"W	212.13'
43°52'51"	156.88'	63.14'	120.15'	N 21°55' 40"E	117.23'

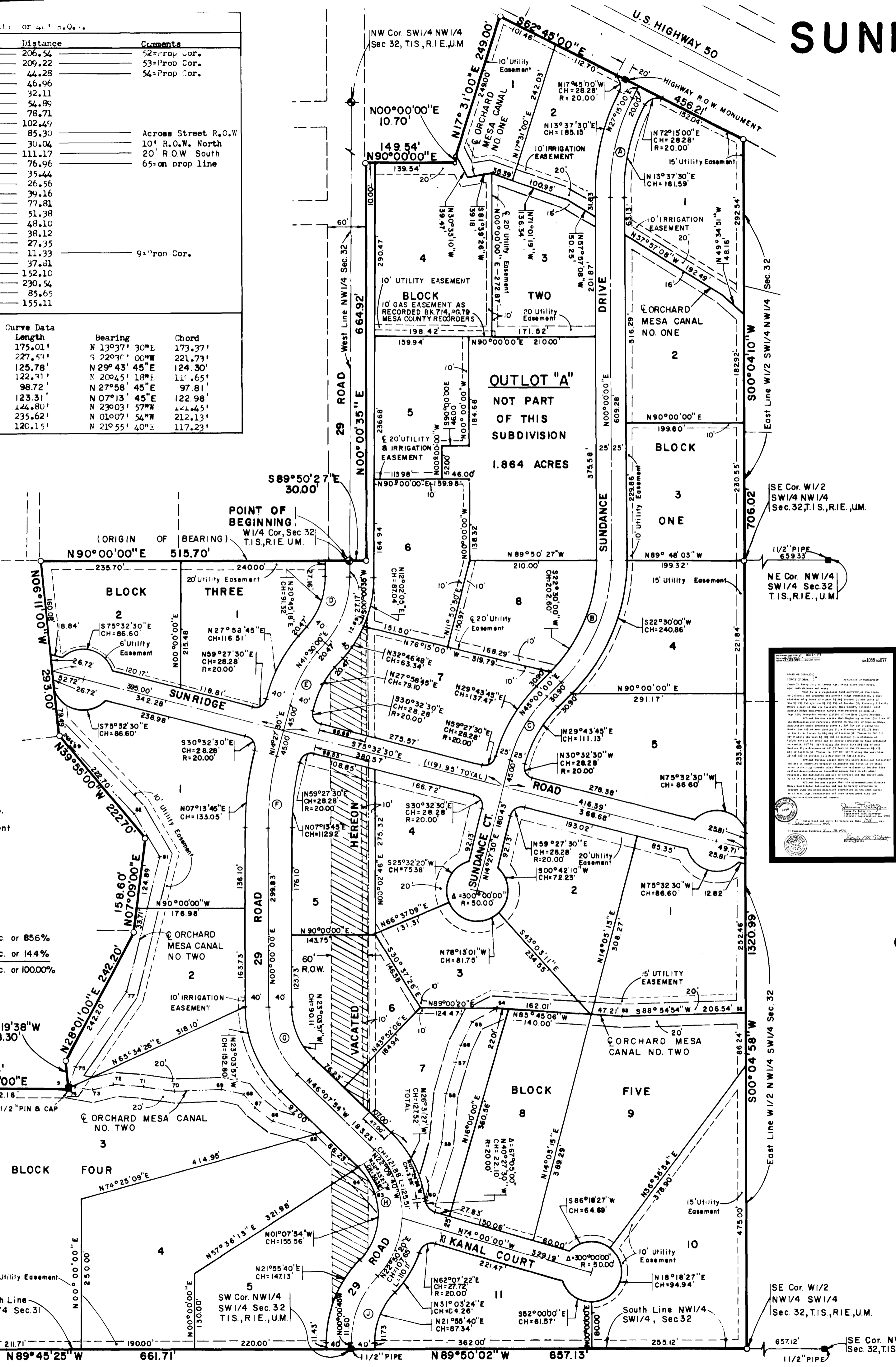
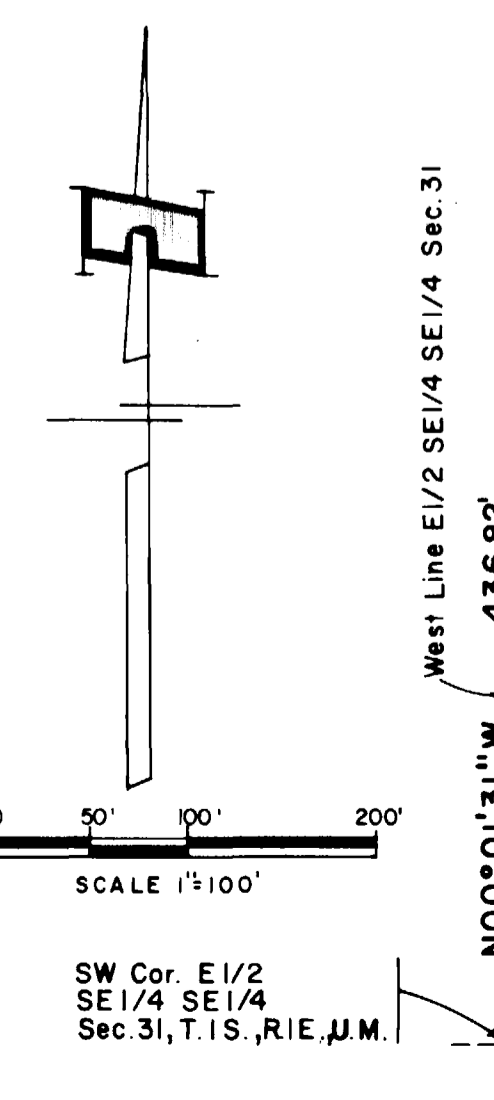
NOTE: All easements that are noted Utility Easements are Utility, Drainage and Irrigation Easement



- 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 Found Pin

AREA QUANTITIES

Total Acres in Lots	38.291 Ac. or 85.6%
Total Acres in Streets	6.443 Ac. or 14.4%
Total Acres	44.734 Ac. or 100.00%



KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/4 of the SE 1/4 Section 31 and parts of the W 1/2 SW 1/4 NW 1/4 and the W 1/2 NW 1/4 SW 1/4 of Section 32 all in T.1S., R.1E., U. M. as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the West Quarter of said Section 32; Thence S. 89°50' 27" E. 30.00 feet; Thence N. 00°00' 35" E. 664.92 feet; Thence N. 90°00' 00" E. 149.54 feet; Thence N. 00°00' 00" E. 10.70 feet; Thence N. 17°31' 00" E. 249.00 feet to the Southerly right-of-way of U. S. Highway No. 50; Thence S. 62°45' 00" E. along said Southerly right-of-way a distance of 456.21 feet to a point on the East line W 1/2 SW 1/4 NW 1/4 of said Section 32; Thence S. 00°04' 10" W along said East line 706.02 feet to the SE corner W 1/2 SW 1/4 NW 1/4 of said Section 32; Thence S. 00°04' 58" W along the East line W 1/2 NW 1/4 SW 1/4 of said Section 32 a distance of 1320.99 feet to the SE Cor. W 1/2 NW 1/4 SW 1/4 of Section 32; Thence N. 89°50' 02" W along the South line NW 1/4 SW 1/4 of Section 32 a distance of 657.13 feet to the SW Corner NW 1/4 SW 1/4 of Section 32; Thence N. 89°45' 25" W along the South Line, SE 1/4 of said Section 31 a distance of 661.71 feet to the SW Corner E 1/2 SE 1/4 SE 1/4 of Section 31; Thence N. 00°01' 31" W along the West Line E 1/2 SE 1/4 SE 1/4 of Section 31 a distance of 436.82 feet; Thence N. 90°00' 00" E. 192.18 feet; Thence N. 06°19' 38" W 48.30 feet; Thence N. 28°01' 00" E. 242.20 feet; Thence N. 07°09' 00" E. 158.60 feet; Thence N. 39°55' 00" W 222.70 feet; Thence N. 06°11' 00" W 293.00 feet; Thence N. 90°00' 00" E. 515.70 feet to the True Point of Beginning, EXCEPT OUTLOT "A". Containing 44.734 Acres.

That said owners have caused the said real property to be laid out and surveyed as Sunrise Ridge 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 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, maintenance and replacement of such lines. Said 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 27TH day of OCTOBER, 1976.

William E. Foster
William E. Foster, President
CBW Builders Inc.

Warren E. Gardner
Warren E. Gardner, Secretary
CBW Builders Inc.

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 27TH day of OCTOBER, A.D., 1976, by William E. Foster, President and Warren E. Gardner, Secretary of CBW Builders Inc.

My Commission Expires: MAY 28, 1978
Witness my hand and official seal.

Sharon Shultz
Notary Public

STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 10:00 o'clock A.M. this 16 day of November, A.D., 1976 and duly recorded in Plat Book No. 11 Page 230. Reception No. 1120301

Earl Sawyer
Clerk and Recorder

Deputy
Carl Sawyer
Clerk and Recorder

Approved this 5TH day of NOVEMBER, A.D., 1976. County Planning Commission of the County of Mesa, Colorado.

Carl Sawyer
Chairman

Approved this 8TH day of November, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.

Margie Allen
Chairman

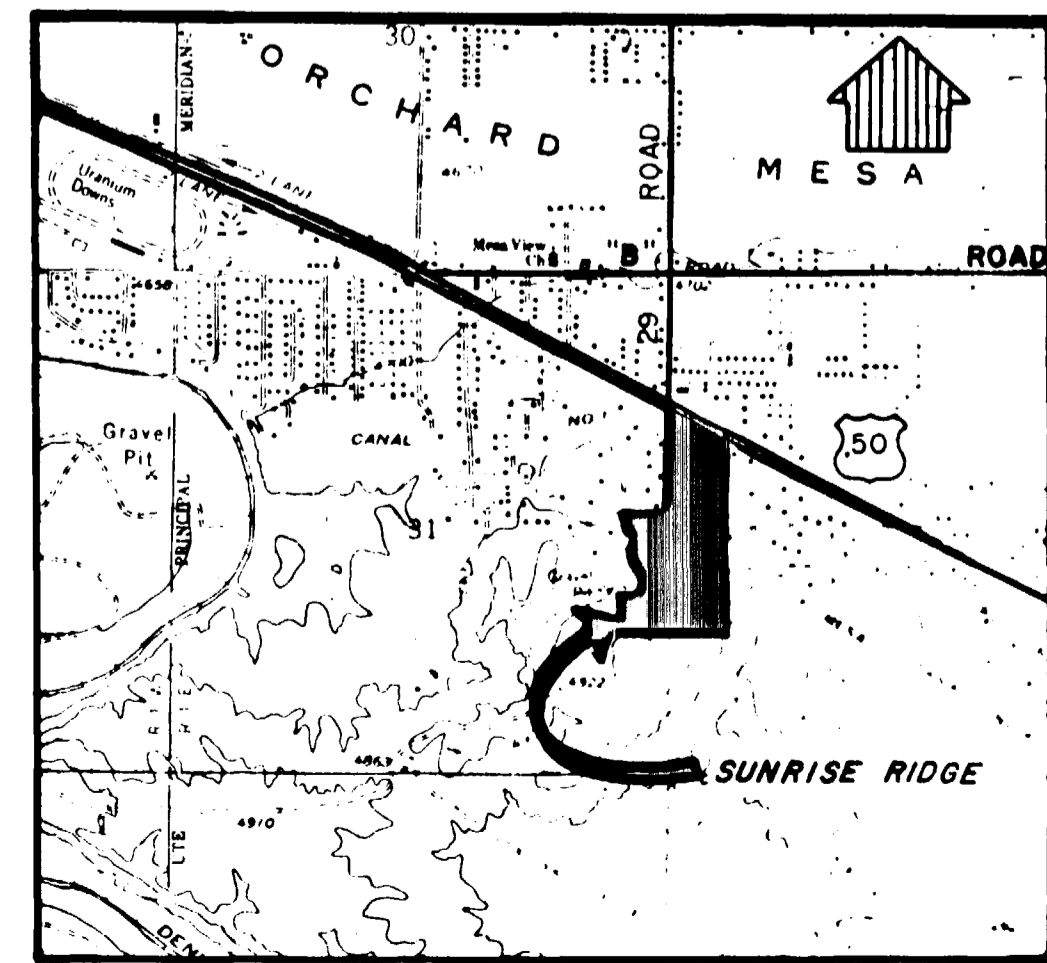
I, James T. Patty Jr. do hereby certify that the accompanying plat of Sunrise Ridge Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 4960

Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102 as amended.

Frank Head
MESA COUNTY SURVEYOR
Date: 11-15-76

John Brown
MESA COUNTY ROAD DEPARTMENT
Date: Nov 4-1976



VARIATION STATEMENT

Due to the convenience and access needs of the Public being adequately served by the plating of lands and public Rights-of-Way the vacation of fractional parts of previously dedicated/reserved public Rights-of-way, not within public Rights-of-way by this plat are hereby ordered vacated this 27TH day of OCTOBER, 1976 by the Board of County Commissioners of the County of Mesa, Colorado.

Margie Allen
Chairman

SUNRISE RIDGE SUBDIVISION
ROBERT P. GERLOFS
Engineering Consultants P.O. BOX 2872 GRAND JCT., CO. 81801, PHONE 243-8986
SEPT., 1976