

REPLAT OF BLOCK 4 AND LOTS 5 THRU 11 BLOCK 5 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. 28°18'03" W	46.96	
56-57	S. 10°57'38" W	32.11	
57-58	S. 18°34'12" W	54.89	
58-59	S. 03°17'18" W	78.71	
59-60	S. 16°03'41" W	102.49	
60-63	N. 82°41'02" W	85.30	Across Street R.O.W.
63-64	N. 43°11'22" W	30.04	10' R.O.W. North
64-65	N. 46°07'54" W	111.17	20' R.O.W. South
65-66	N. 72°17'19" W	76.96	65 on prop line
66-67	N. 52°02'17" W	35.44	
67-68	N. 42°34'21" W	26.56	
68-69	N. 72°29'13" W	39.16	
69-70	S. 87°19'44" W	77.81	
70-71	N. 82°12'55" W	51.98	
71-72	N. 87°57'50" W	48.10	
72-73	S. 77°17'52" W	35.12	
73-74	N. 75°24'41" W	27.35	
74-9	S. 86°20'51" W	11.33	9 Prop Cor.
9-75	N. 18°30'13" E	37.81	
75-77	N. 33°59'06" E	152.10	
77-81	N. 13°55'06" E	230.54	
81-82	N. 30°42'16" W	85.65	
82-89	N. 43°56'27" W	155.11	

Delta	Radius	Tangent Length	Bearing	Chord		
F	14°27'30"	488.65'	61.58'	123.31'	N. 07°13'45" E	122.98'
G	46°07'54"	155.00'	66.00'	124.80'	N. 23°03'57" W	121.45'
H	90°00'00"	150.00'	150.00'	235.62'	N. 01°07'54" W	212.13'
J	43°52'51"	156.88'	63.15'	120.15'	N. 21°55'40" E	117.23'

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real situated in the County of Mesa, State of Colorado and being a part of E 1/2 N 1/4 SE 1/4 of Section 31 and a part of 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 SW Corner NW 1/4 SW 1/4 of Section 32 T.1S, R.1E, U. M. Thence N. 89°45'06" E along the South line of the NE 1/4 SE 1/4 of said Section 31 a distance of 661.71 feet to the S. W. Corner E 1/2 NE 1/4 SW 1/4 of said Section 31; Thence N. 00°01'31" W along the west line E 1/2 NE 1/4 SW 1/4 of said Section 31 a distance of 436.82 feet; Thence N. 00°10'00" E 102.18 feet; Thence N. 06°10'38" W 48.30 feet; Thence N. 28°01'00" E 242.20 feet; Thence N. 07°09'00" W 158.60 feet; Thence N. 30°55'00" W 222.70 feet; Thence N. 06°11'00" W 79.48 feet to a point on the Southerly Right-of-Way of Sunridge Road; Thence along said Southerly Right-of-Way of Sunridge Road along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears S. 75°32'30" E 222.70 feet; Thence continuing S. 75°32'30" E 467.83 feet; Thence S. 00°02'48" W 275.32 feet; Thence S. 30°31'26" E 146.58 feet; Thence N. 89°00'20" E 124.47 feet; Thence S. 85°45'06" E 209.22 feet; Thence N. 88°54'54" W 206.54 feet to a point on the East line E 1/2 NW 1/4 SW 1/4 of Section 32; Thence S. 00°04'50" W along said East line E 1/2 NW 1/4 SW 1/4 of Section 32 a distance of 561.24 feet to the SE Corner 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 said Section 32 a distance of 657.13 feet to the POINT OF BEGINNING, containing 21.28 Acres.

That said owners have caused the said real property to be laid out and surveyed as a replat of Block 4 and Lots 5 thru 11 Block 5 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 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. All easements are dedicated to the public utilities.

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 6th day of April, A. D., 1977.

William E. Foster
William E. Foster, President
C&G Builders Inc.

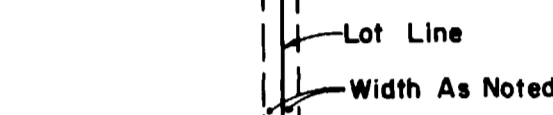
Warren E. Gardner
Warren E. Gardner, Secretary
C&G Builders Inc.

STATE OF COLORADO)
)ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 6th day of April, A. D., 1977, by William E. Foster, President and Warren E. Gardner, Secretary of C&G Builders Inc.

My Commission Expires: June 21, 1978
Witness My Hand and Official Seal.

Boyle M. Alstatt
Boyle M. Alstatt, Notary Public

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



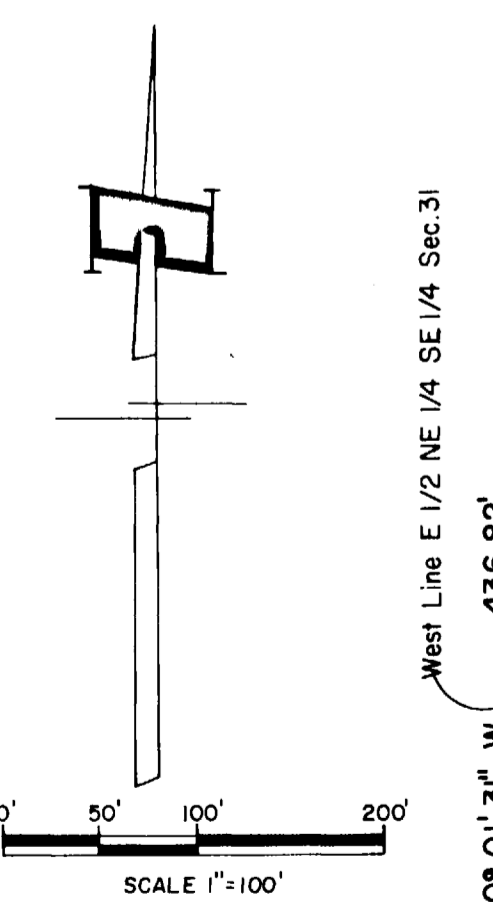
TYPICAL UTILITY EASEMENT

LEGEND

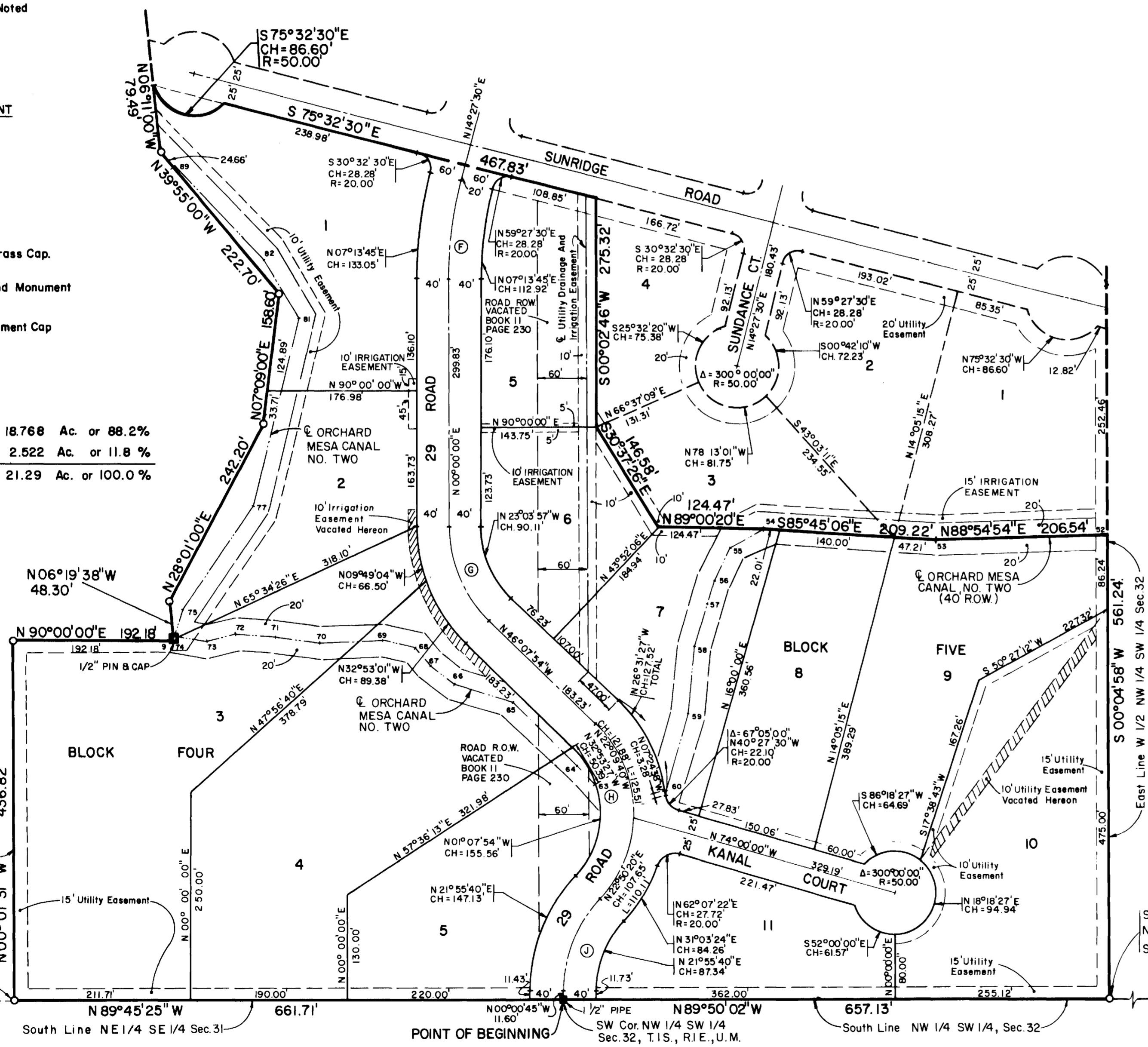
- ⊙ Indicates Mesa County Brass Cap.
- Indicates 5/8" Rebar And Monument Cap Set In Concrete.
- ⊕ A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates Found Pin.

AREA QUANTITIES

Total Acres in Lots	18.768 Ac. or 88.2%
Total Acres in Streets	2.522 Ac. or 11.8 %
Total Acres	21.29 Ac. or 100.0 %



SW Cor. E 1/2 NE 1/4 SE 1/4 Sec. 31, T.1S, R.1E, U.M.



STATE OF COLORADO)
)ss # 1132037
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:40 A.M. this 10th day of May, A.D., 1977 and duly recorded in Plat Book No. 11 Page 255.

Carl Sawyer
Carl Sawyer, Clerk and Recorder

Approved this 8 day of April, A. D., 1977. County Planning Commission of the County of Mesa, Colorado.

Ed. Van Dusen
Ed. Van Dusen, Chairman

Approved this 18th day of April, A. D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Howard Roland
Howard Roland, Chairman

VACATION STATEMENT

Due to the convenience and access needs of the Public Utilities and Irrigation being adequately served by the platting of lands the vacation of fractional parts previously dedicated easements by this plat are hereby ordered vacated this 18th day of April, 1977 by the Board of County Commissioners of the County of Mesa, Colorado.

Howard Roland
Howard Roland, Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of a replat of Block 4 and Lots 5 thru 11 Block 5 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. 9960

Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1-73, 38-51-101-102 as amended.

Roger Head
Roger Head, Mesa County Surveyor

John D. Brown
John D. Brown, Mesa County Road Department

Date: 4-21-77
Date: April 18, 1977