

REPLAT OF SUNRISE RIDGE SUBDIVISION AS AMENDED

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned CBW Builders, Inc., William E. Foster, President and Warren F. Gardner, Secretary, George W. Torre and Louise B. Torre and Diane Marston Shakelford are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 NE 1/4 SE 1/4 of Section 31 and part 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 Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the West Quarter Corner (W 1/4 Cor.) 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 S 30° 33' 00" E 32.79 feet; Thence S 55° 29' 56" E 83.25 feet; Thence N 16° 04' 48" E 288.37 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 354.75 feet to a point on the east line of the W 1/2 SW 1/4 NW 1/4 of said Section 32; Thence S 00° 04' 10" W along said east line 706.00 feet to the SE corner of the W 1/2 SW 1/4 NW 1/4 of said Section 32; Thence S 00° 04' 58" W along the east line of the W 1/2 NW 1/4 SW 1/4 of said Section 32 a distance of 1320.00 feet to the SE corner of the W 1/2 NW 1/4 SW 1/4 of Section 32; Thence N 89° 50' 02" W along the south line of the NW 1/4 SW 1/4 of Section 32 a distance of 657.13 feet to the SW corner of the NW 1/4 SW 1/4 of said Section 32; Thence N 89° 45' 25" W along the south line of the NE 1/4 SE 1/4 of said Section 31 a distance of 661.71 feet to the SW corner of the E 1/2 NE 1/4 SE 1/4 of said Section 31; Thence N 00° 01' 31" W along the west line of the E 1/2 NE 1/4 SE 1/4 of said 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 point of beginning, containing 45.938 acres.

That said owners have caused the said real property to be laid out and surveyed as Replat of Sunrise Ridge Subdivision As Amended, 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 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 utility, 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 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 10th day of MARCH A.D., 1979

William E. Foster *Warren F. Gardner* *George W. Torre*
William E. Foster, President Warren F. Gardner, Secretary George W. Torre, CBW Builders

Louise B. Torre *Diane Marston Shakelford*
Louise B. Torre Diane Marston Shakelford

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10th day of MARCH A.D., 1979 by William E. Foster, President and Warren F. Gardner, Secretary of CBW Builders, Inc.

My commission expires: Aug 9th 1981. Witness my hand and official seal.

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 13th day of MARCH A.D., 1979 by George W. Torre, Louise B. Torre and Diane Marston Shakelford.

My commission expires: Aug 9th 1981. Witness my hand and official seal.

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 9:40 o'clock A.M. this 2nd day of May A.D., 1979 and is duly recorded in Plat Book No. 12, Page 157.

Earl Sawyer *Ray Hazel M. Hunsbury* Fees: \$ 10.00
Clerk and Recorder Deputy

Approved this 23 day of April A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

Harry L. Jallotti
Chairman

Approved this 25th day of April A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Maurice Akers
Chairman

I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat of Sunrise Ridge Subdivision As Amended, 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

By: *Bill Gordon* Date: 4-25-79
Mesa County Road Department

P.L. Nos.	Bearing	Distance	Comments
52-53	S88°54'54"W	206.54	52 - Property Corner
53-54	N85°45'06"W	209.22	53 - Property Corner
54-55	S65°17'38"W	44.28	54 - Property Corner
55-56	S28°18'03"W	46.96	
56-57	S10°57'38"W	32.11	
57-58	S18°34'12"W	54.89	
58-59	S09°17'18"W	78.71	
59-60	S16°03'41"W	102.49	
60-63	N82°41'02"W	85.30	Across Street R.O.W.
63-64	N43°11'22"W	30.04	10' R.O.W. North
64-65	N46°07'54"W	111.17	20' R.O.W. South
65-66	N72°17'19"W	76.96	
66-67	N52°02'17"W	35.44	
67-68	N42°34'21"W	26.56	
68-69	N72°29'13"W	39.16	
69-70	S87°19'44"W	77.81	
70-71	N82°12'55"W	51.38	
71-72	N87°57'50"W	48.10	
72-73	S77°17'52"W	38.12	
73-74	N75°24'41"W	27.35	
74-9	S86°20'51"W	11.33	9 - Property Corner
9-75	N18°30'13"E	37.81	
75-77	N33°59'06"E	152.10	
77-81	N13°55'06"E	230.54	
81-82	N30°42'16"W	85.65	
82-89	N43°56'27"W	155.11	

No.	Delta	Radius	Tangent	Length	Bearing	Chord
B	45°00'00"	289.71	120.00	227.53	S22°30'00"W	221.73
C	30°32'30"	235.97	64.42	125.78	N29°43'45"E	124.30
D	41°29'25"	168.50	63.97	122.31	N20°45'18"E	119.65
E	27°02'30"	209.17	50.30	98.72	N27°58'45"E	97.81
F	14°27'30"	488.65	61.98	123.31	N07°13'45"E	122.98
G	46°07'54"	155.00	66.00	124.80	N23°03'57"W	121.45
H	90°00'00"	150.00	150.00	235.62	N01°07'54"W	212.13
J	43°52'51"	156.88	63.19	120.15	N21°55'40"E	117.23
K	47°56'28"	150.00	66.69	125.51	N22°09'40"W	121.88
L	42°03'32"	150.00	57.67	110.11	N22°50'20"E	107.65
M	27°15'00"	367.98	89.19	175.01	N13°37'30"E	173.37

No.	Delta	Radius	Tangent	Bearing	Chord
1	90°00'00"	20.00	20.00	N59°27'30"E	28.28
2	90°00'00"	20.00	20.00	N30°32'30"W	28.28
3	67°05'100"	20.00	13.26	N40°27'30"W	22.10
4	87°45'116"	20.00	19.23	N62°07'22"E	27.72
5	90°00'00"	20.00	20.00	N17°45'100"W	28.28
6	90°00'00"	20.00	20.00	N72°15'100"E	28.28

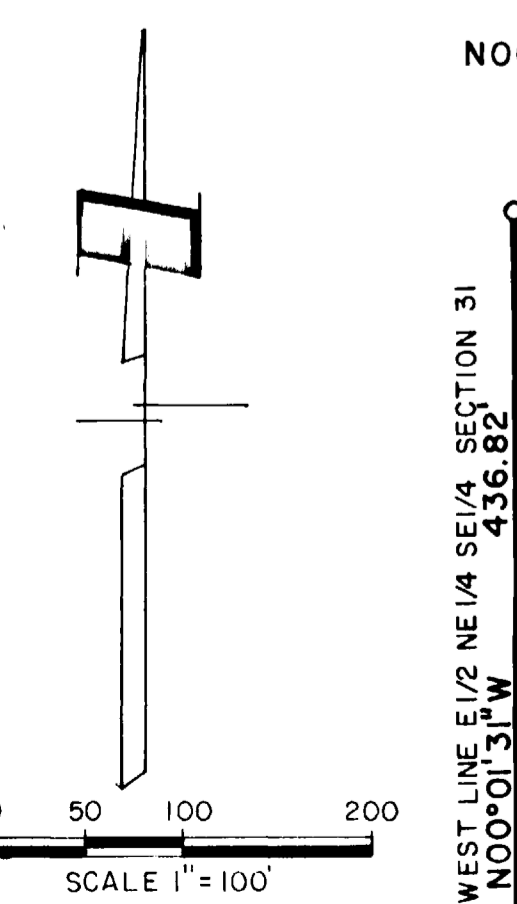
NOTE: A 5' UTILITY AND IRRIGATION EASEMENT SHALL EXIST ON EITHER SIDE OF ALL COMMON LOT LINES AS SHOWN ON THIS PLAT.

LEGEND

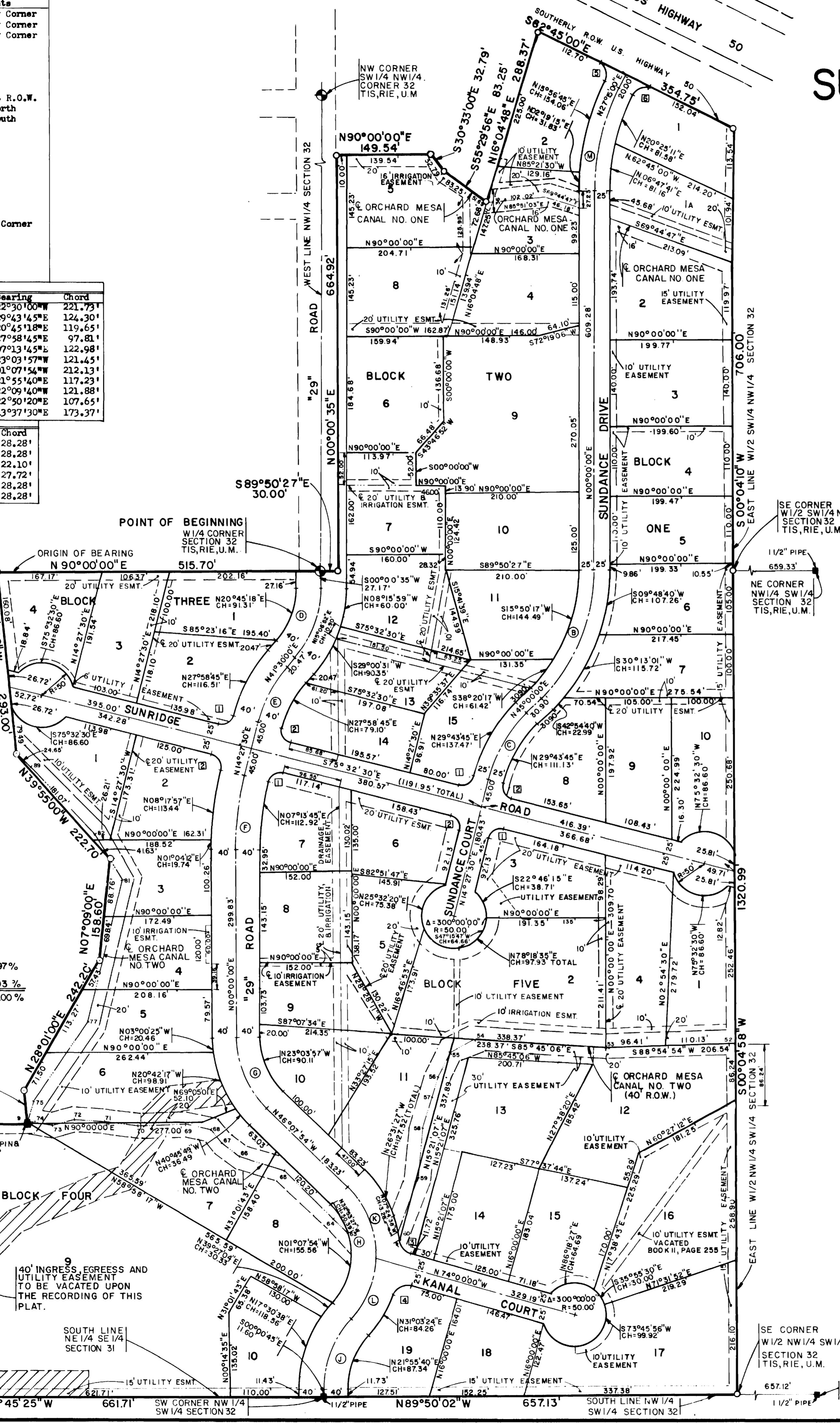
- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corner
- Indicates Found Pin

AREA QUANTITIES

Total Acres in Lots	39.495Ac or 85.97%
Total Acres in Streets	6.443Ac or 14.03 %
Total Acres	45.938 Ac or 100.00 %
Total No. of Lots =	58



SW CORNER E 1/2 NE 1/4 SE 1/4 SECTION 31 TIS, RIE, U.M.



REPLAT OF
SUNRISE RIDGE SUBDIVISION AS AMENDED

PARAGON ENGINEERING INC.

SUNRISE RIDGE SUBDIVISION AS AMENDED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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 1/2 NE 1/4 SW 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.15S., R.11E., S.11W., as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the West Quarter Corner (W 1/4 Cor.) 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 W 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 W 1/4 SE 1/4 of said Section 31 a distance of 661.71 feet to the SW corner E 1/2 NE 1/4 SE 1/4 of said Section 31; Thence N 00° 01' 31" W along the West line E 1/2 NE 1/4 SE 1/4 of Section 31 a distance of 436.82 feet; Thence N 90° 00' 00" E 192.18 feet; Thence W 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 point of beginning. Containing 46.598 Acres.

That said owners have caused the said real property to be laid out and surveyed as Sunrise Ridge Subdivision, as amended, of a part of Mesa County, Colorado. This plat is recorded in lieu of previous plats of Sunrise Ridge as vacated by action of the County Commissioners, dated MAY 9th, 1978, said vacation recorded in book 1149, Page 190.

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 to the Public Utilities 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 4th day of MAY A.D., 1978.

<i>William E. Foster</i> William E. Foster, President CBW Builders Inc.	<i>Warren E. Gardner</i> Warren E. Gardner, Secretary CBW Builders Inc.
<i>Charles V. Woodard</i> Charles V. Woodard Charles V. Woodard	<i>Shirley M. Woodard</i> Shirley M. Woodard Shirley M. Woodard
<i>Leo A. Jazdzzyk</i> Leo A. Jazdzzyk Leo A. Jazdzzyk	<i>Helen I. Jazdzzyk</i> Helen I. Jazdzzyk Helen I. Jazdzzyk
<i>Joe Ellis</i> Joe Ellis, Partner Mountain Valley Home, A Partnership	<i>Herbert O. Miracle</i> Herbert O. Miracle, Partner Mountain Valley Home, A Partnership

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 4th day of MAY A.D., 1978 by William E. Foster, President and Warren E. Gardner, Secretary of CBW Builders Inc., and Charles V. Woodard and Shirley M. Woodard.
My Commission Expires: Aug. 9th 1981. Witness my hand and official seal.
Thomas A. Spague
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 4th day of May A.D., 1978 by Leo A. Jazdzzyk and Helen I. Jazdzzyk.
My Commission Expires: Dec 10, 1979. Witness my hand and official seal.
Vick K. Smith
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 4th day of May A.D., 1978 by Joe Ellis, Partner and Herbert O. Miracle, Partner in Mountain Valley Home, a Partnership.
My Commission Expires: Dec 10, 1979. Witness my hand and official seal.
Vick K. Smith
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 9:30 o'clock A.M. this 15 day of MAY, 1978, and duly recorded in Plat Book No. 12 Page 14.
Earl Sawyer
Clerk and Recorder Deputy
Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 11th day of May A.D., 1978, County Planning Commission of the County of Mesa, Colorado.
Mary A. Bus
Chairman

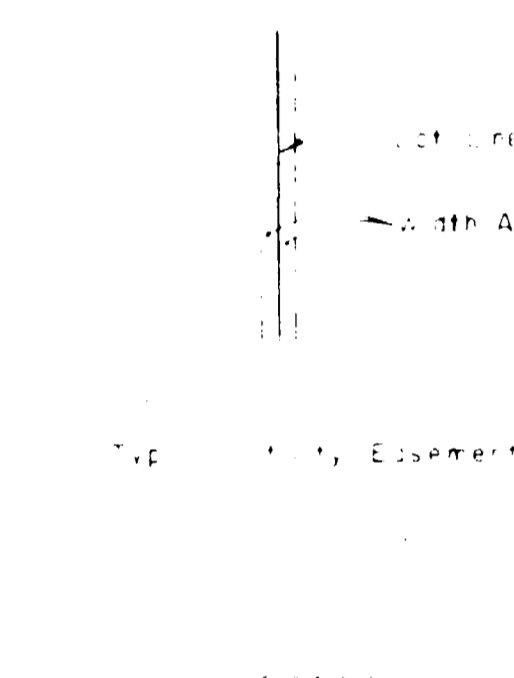
BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 10th day of MAY A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.
Earl Sawyer
Chairman

SURVEYOR'S CERTIFICATE
I, James T. Patty Jr. do hereby certify that the accompanying plat of Sunrise Ridge Subdivision, as amended, a subdivision of a part of the County of Mesa, Colorado, 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

Bill Brennan
Mesa County Road Department
Date: 5-11-78

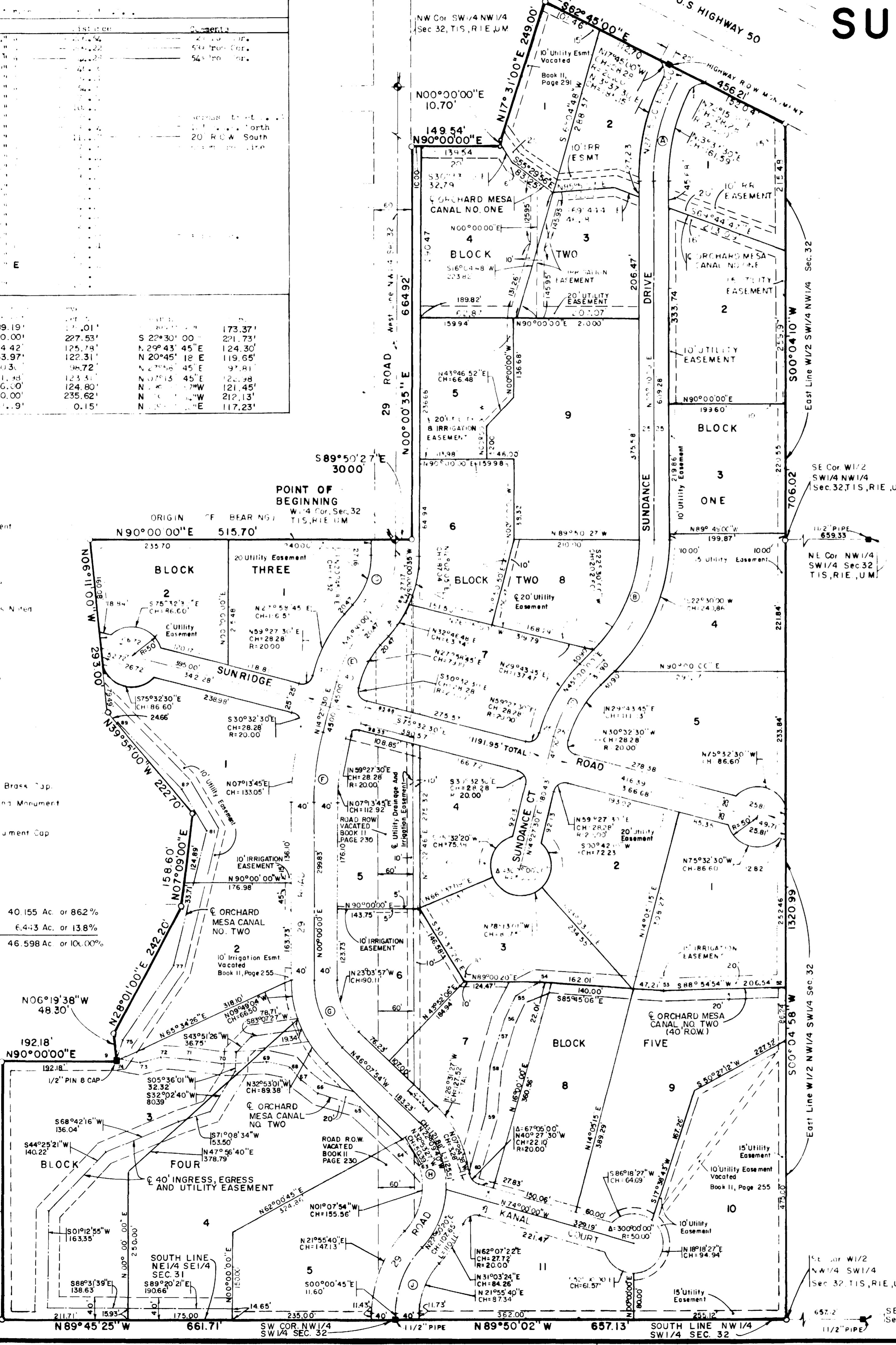
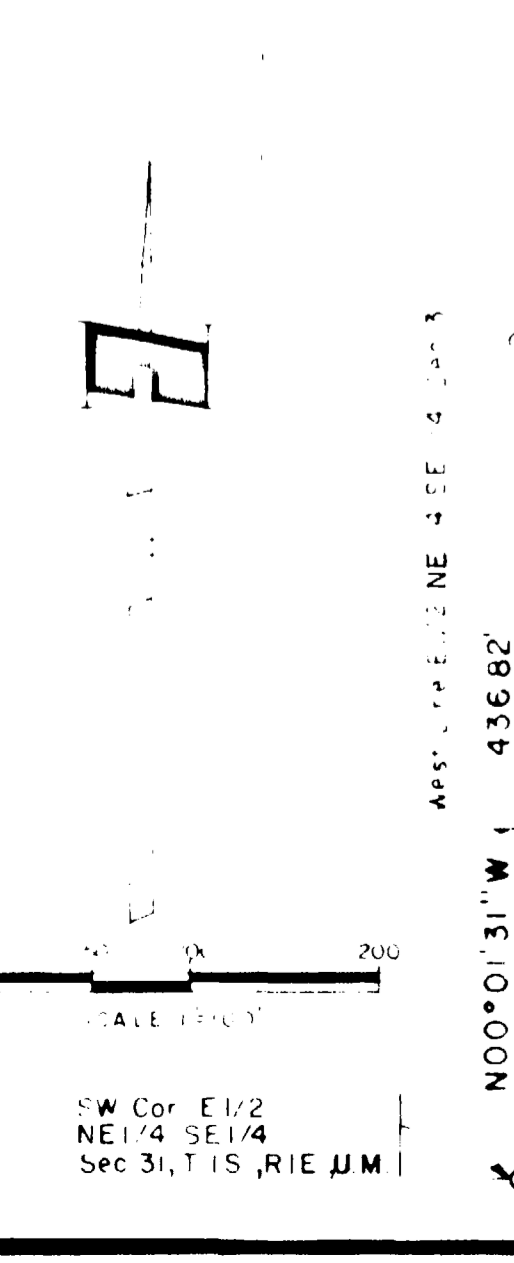
27°15'00"	367.98'	89.19'	17.01'	173.37'
45°00'00"	289.71'	120.00'	227.53'	221.75'
30°32'30"	235.97'	64.42'	125.78'	124.30'
41°23'25"	168.90'	63.97'	122.31'	119.65'
27°42'30"	214.77'	91.31'	94.72'	97.91'
14°27'30"	488.65'	61.48'	123.41'	121.98'
6°00'00"	11.00'	66.00'	124.80'	121.45'
90°00'00"	0.00'	0.00'	235.62'	212.13'
30°00'00"	156.88'	61.91'	0.15'	117.23'

NOTE:
All easements that are noted
on this plat are utility,
irrigation, drainage, and
easement.



AREA QUANTITIES

Total Acres in Lots	40.155 Ac. or 86.2%
Total Acres in Streets	6.443 Ac. or 13.8%
Total Acres	46.598 Ac. or 100.00%



SUNRISE RIDGE SUBDIVISION AS AMENDED

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