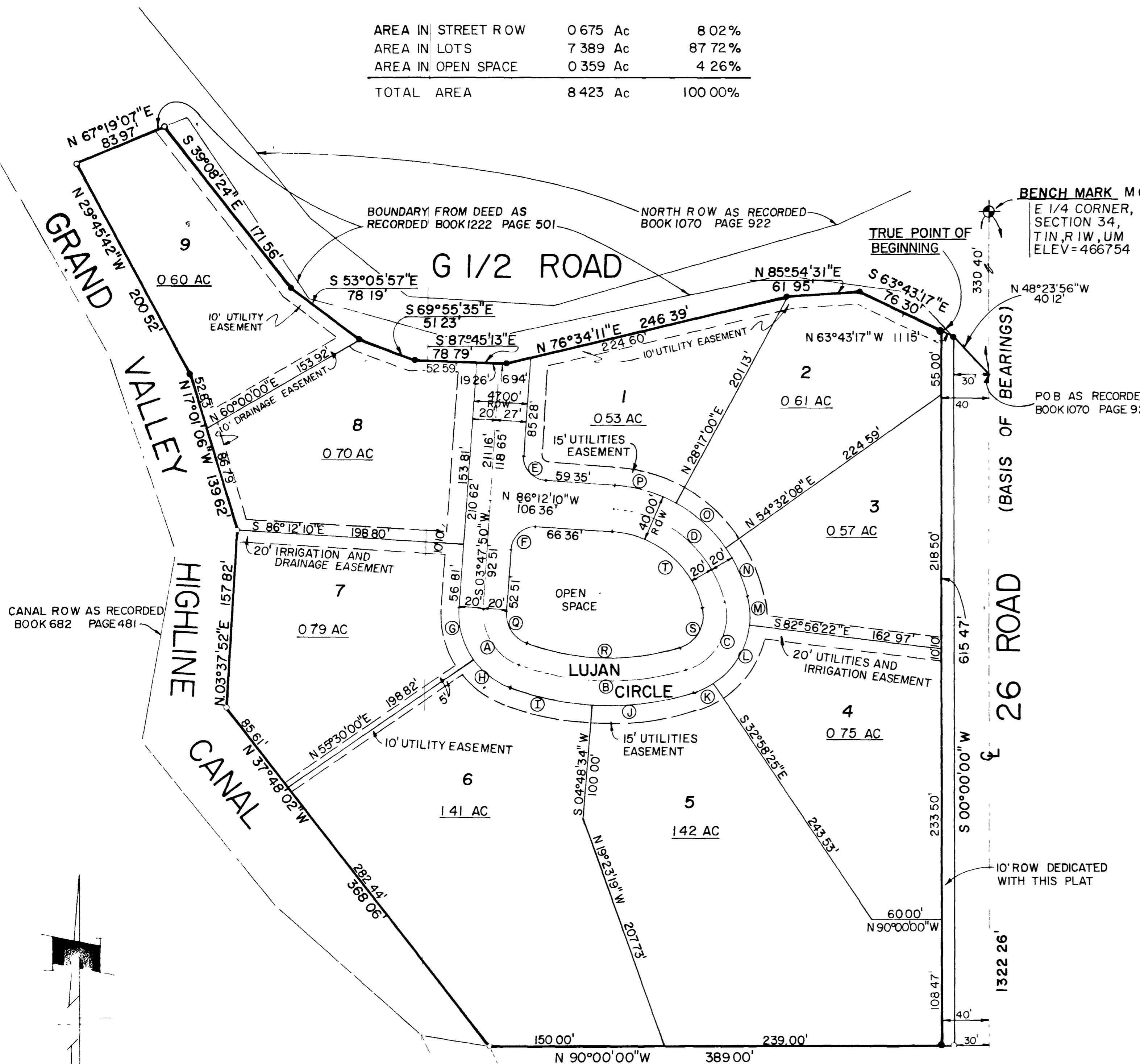


SUNPOINTE NORTH

AREA QUANTITIES

AREA IN STREET ROW	0.675 Ac	8.02%
AREA IN LOTS	7.389 Ac	87.72%
AREA IN OPEN SPACE	0.359 Ac	4.26%
TOTAL AREA	8.423 Ac	100.00%



- LEGEND**
- MESA COUNTY BRASS CAP
 - FOUND - 5/8" REBAR & MONUMENT CAP IN CONCRETE - LUKE LS#14115
 - SET - 5/8" REBAR & MONUMENT CAP IN CONCRETE - WLS LS#12770
 - SET - 5/8" REBAR & MONUMENT CAP AT ALL LOT CORNERS

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
A	72°47'50"	47.48'	60.32'	35.00'	56.35'	S32°36'05"E
B	37°10'00"	225.00'	145.95'	75.65'	143.41'	S87°35'00"E
C	87°00'00"	48.75'	74.02'	46.26'	67.11'	N30°20'00"E
D	73°02'10"	105.00'	133.85'	77.75'	124.97'	N49°41'05"W
E	90°00'00"	20.00'	31.42'	20.00'	28.28'	N41°12'10"W
F	90°00'00"	20.00'	31.42'	20.00'	28.28'	N48°47'50"E
G	38°17'50"	67.48'	45.10'	23.43'	44.27'	S15°21'05"E
H	34°30'00"	67.48'	40.63'	20.95'	40.02'	S51°45'00"E
I	16°11'26"	245.00'	69.23'	34.85'	69.00'	S77°05'43"E
J	20°58'34"	245.00'	89.70'	45.36'	89.20'	N84°19'17"E
K	16°48'25"	68.75'	20.17'	10.16'	20.09'	N65°25'47"E
L	49°57'58"	68.75'	59.95'	32.03'	58.07'	N35°02'36"E
M	20°13'37"	68.75'	24.27'	12.26'	24.14'	N02°03'11"W
N	22°17'52"	125.00'	48.65'	24.63'	48.34'	N28°18'56"W
O	26°15'08"	125.00'	57.27'	29.15'	56.77'	N48°35'26"W
P	24°29'10"	125.00'	53.42'	27.12'	53.01'	N72°57'35"W
Q	72°47'50"	27.48'	34.91'	20.26'	32.61'	S32°36'05"E
R	37°10'00"	205.00'	132.98'	68.92'	130.66'	S87°35'00"E
S	87°00'00"	28.75'	43.66'	27.28'	39.58'	N30°20'00"E
T	73°02'10"	85.00'	108.35'	62.94'	101.16'	N49°41'05"W

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS That the undersigned Dale E. Jones and K. Eric Alpha, the owners of real property situated in the County of Mesa, State of Colorado and being a part of the N1/4, S1/4 of Section 34, Township 1 North, Range 1 West of the 10th Meridian, being more particularly described as follows:
 The original description is recorded in Book 1222 Page 501
 The current platted description is as follows:
 Commencing at the Brass Cap monumenting the East one-quarter corner of said Section 34, thence along the Easterly line thereof S00°00'00"E 330.40 feet to a point with all bearings in this description being relative to a bearing of S00°00'00"E along this line, thence N48°23'56"W 40.12 feet, thence N63°43'17"W 11.15 feet to the true point of beginning; thence S00°00'00"W 615.47 feet, thence N90°00'00"W 389.00 feet; thence N37°48'02"W 368.06 feet; thence N03°37'52"E 157.82 feet, thence N17°01'06"W 139.62 feet; thence N29°45'42"W 200.52 feet, thence N67°19'07"E 83.97 feet, thence S39°08'24"E 171.56 feet; thence S53°05'57"E 78.19 feet, thence S69°55'35"E 51.23 feet, thence S87°45'13"E 78.79 feet; thence N76°34'11"E 246.39 feet, thence N85°54'31"E 61.95 feet, thence S63°43'17"E 76.30 feet to the true point of beginning and containing 8.423 acres more or less
 That said owners have caused the above-described real property to be laid out and surveyed as SUNPOINTE NORTH on the accompanying plat
 That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to use of the public forever, and do 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.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.
 WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of July, 1984
 Dale E. Jones
 K. Eric Alpha

NOTARY
 STATE OF COLORADO
 COUNTY OF MESA
 The foregoing instrument was acknowledged before me this 9th day of July, 1984, by Dale E. Jones and K. Eric Alpha, as Tenants In Common

Daryl K. Shuman Notary Public
579 Shoshone Address
 My Commission Expires OCT 7, 1987

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 14th day of July, 1984 County Planning Commission of the County of Mesa, State of Colorado.
Frank W. Manning Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 24th day of July, 1984 Board of County Commissioners of the County of Mesa, State of Colorado.
Robert Pool Chairman

UTILITIES COORDINATING COMMITTEE
 Approved this 14th day of July, 1984 Utilities Coordinating Committee of the County of Mesa, State of Colorado.
E. Stockton Chairman

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) SS
 I hereby certify that this instrument was filed in my office at 11:41 o'clock A. M., this 10th day of July, A.D., 1984, and is duly recorded in Plat Book 13 at Page 379.
Carl Sawyer Clerk and Recorder
Donda K. Palmer Deputy
 Rec # 1394537
 Fees \$10.00

SURVEYOR'S CERTIFICATE
 I, Kenneth L. Glenn, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of SUNPOINTE NORTH monumented, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property by me, and to the best of my knowledge and belief correctly shows the location and dimensions of the parcels, easements and dedicated right-of-way of said subdivision in compliance with Colorado State regulations governing the subdivision of land
 By: Kenneth L. Glenn 6-28-84
 Kenneth L. Glenn, L.S. 12770 Date

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

The Subdivision Protective Covenants are recorded in Plat Book _____, Page _____.



SUNPOINTE NORTH
 SECTION 34, TWP 1N, R1W, U1M

BECK, SHRUM and ASSOCIATES, INC.
 PUFFERBELLY EAST, 215 PITKIN, SUITE 203
 GRAND JUNCTION, COLORADO 81501
 (303) 243-1227
 engineers planners