

APPLEWOOD WEST MOBILE HOME PARK

A REPLAT OF FRUITVALE COMMERCIAL CENTER

S 89°56'35" E 1071.18'

NW CORNER
SE1/4, SW1/4, SECTION 10,
BLM 1988 (Not accepted)
N 42° E 2.3' from correct position

Remonumented with #6 rebar w/ 2" cap
at NW corner of Fruitvale Commercial Park

NW CORNER
SW1/4, SECTION 10,
T1S, R1E, U.M.
MCSM

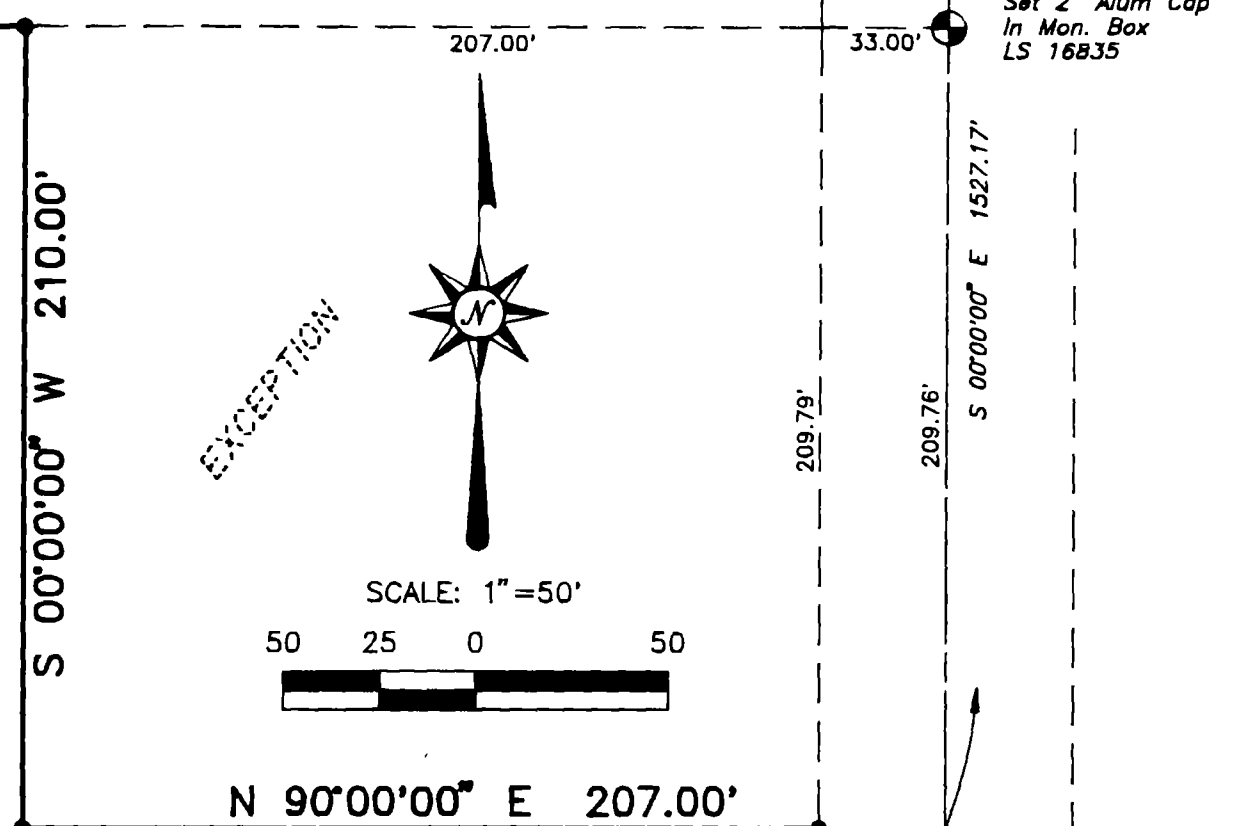
S 1/16 corner
Set 2" Alum Cap
in Mon. Box
LS 16835

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	16°28'23"	122.00'	35.00'	17.82'	S 81°48'49" E	34.88'
C2	16°28'23"	100.00'	28.89'	14.45'	S 81°48'49" E	28.58'
C3	16°28'23"	78.00'	22.38'	11.27'	S 81°48'49" E	22.30'
C4	30°30'25"	122.00'	64.98'	33.27'	S 58°18'25" E	64.18'
C5	30°30'25"	100.00'	53.24'	27.27'	S 58°18'25" E	52.82'
C6	30°30'25"	78.00'	41.53'	21.27'	S 58°18'25" E	41.04'
C7	46°50'37"	122.00'	99.74'	52.85'	N 78°14'43" W	98.89'
C8	51°43'14"	100.00'	80.27'	46.47'	N 72°48'25" W	87.24'
C9	44°14'23"	82.00'	63.31'	33.33'	N 78°32'51" W	61.75'
C10	43°03'12"	81.50'	61.24'	32.15'	N 88°28'24" W	59.81'
C11	43°03'12"	100.00'	75.14'	39.44'	N 88°28'24" W	73.39'
C12	43°03'12"	118.50'	89.04'	46.74'	N 88°28'24" W	86.98'

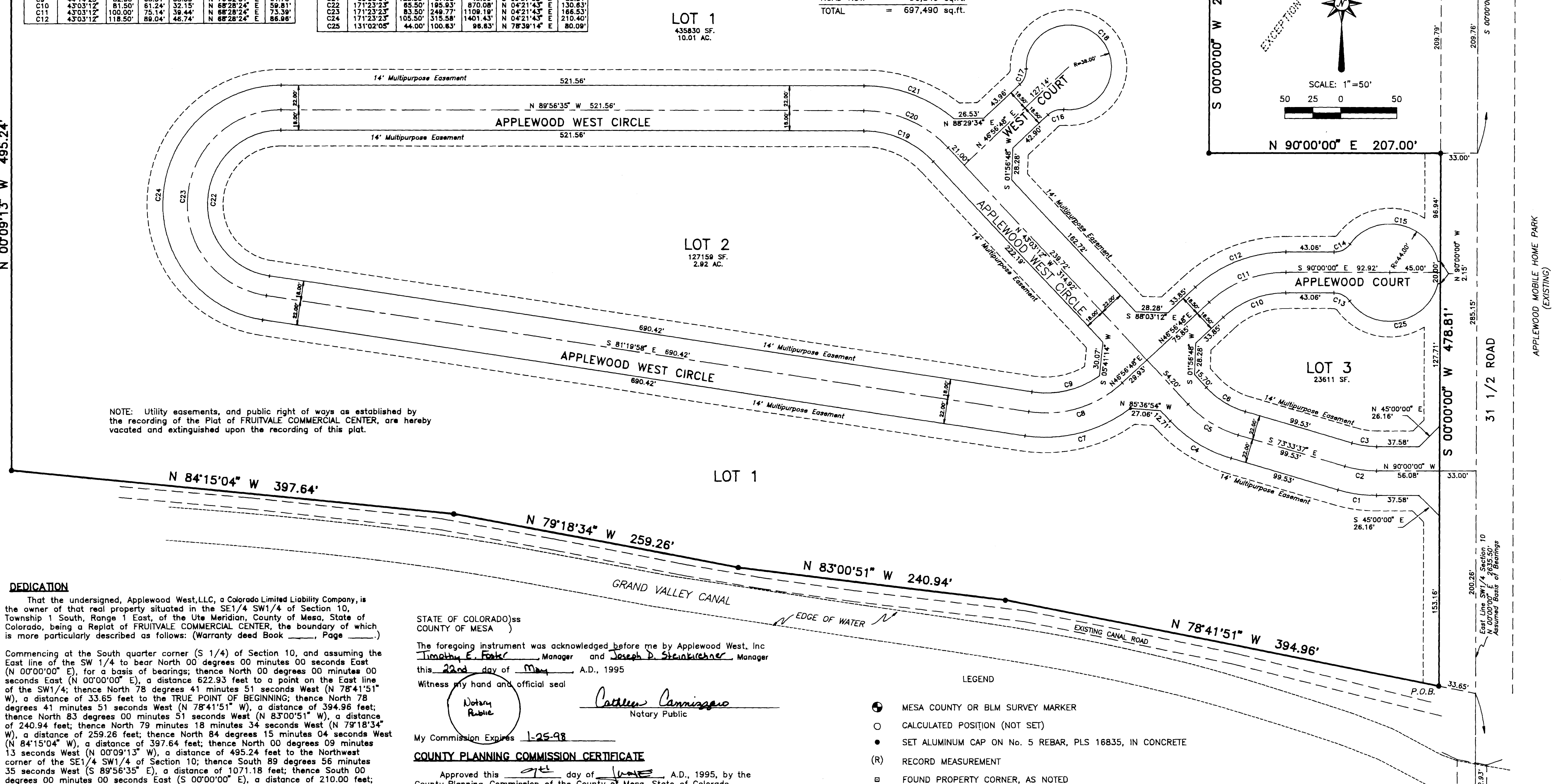
CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C13	54°10'18"	17.50'	16.55'	8.95'	S 62°54'52" E	15.94'
C14	54°10'18"	17.50'	16.55'	8.95'	N 62°54'52" E	15.94'
C15	131°02'05"	44.00'	100.83'	96.83'	S 78°39'14" E	80.09'
C16	49°33'37"	17.50'	15.14'	8.08'	N 71°43'36" E	14.67'
C17	49°33'37"	17.50'	15.14'	8.08'	S 22°10'00" W	14.67'
C18	279°07'13"	38.00'	185.12'	32.39'	S 43°03'12" E	48.30'
C19	48°53'23"	85.50'	89.97'	37.08'	S 68°29'54" E	88.04'
C20	48°53'23"	103.50'	84.70'	44.88'	S 68°29'54" E	82.38'
C21	39°58'54"	125.50'	87.58'	45.68'	S 69°57'08" E	85.81'
C22	171°23'23"	85.50'	185.93'	87.08'	N 04°21'43" E	130.83'
C23	171°23'23"	83.50'	248.77'	1108.18'	N 04°21'43" E	166.53'
C24	171°23'23"	105.50'	315.58'	1401.43'	N 04°21'43" E	210.40'
C25	131°02'05"	44.00'	100.83'	96.83'	N 78°39'14" E	80.09'

AREA SUMMARY

LOT 1 = 449,877 sq.ft.
 LOT 2 = 127,159 sq.ft.
 LOT 3 = 23,611 sq.ft.
 ROAD ROW = 96,843 sq.ft.
 TOTAL = 697,490 sq.ft.



N 00°09'13" W 495.24'



NOTE: Utility easements, and public right of ways as established by the recording of the Plat of FRUITVALE COMMERCIAL CENTER, are hereby vacated and extinguished upon the recording of this plat.

DEDICATION

That the undersigned, Applewood West, LLC, a Colorado Limited Liability Company, is the owner of that real property situated in the SE1/4 SW1/4 of Section 10, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, being a Replat of FRUITVALE COMMERCIAL CENTER, the boundary of which is more particularly described as follows: (Warranty deed Book _____, Page _____)

Commencing at the South quarter corner (S 1/4) of Section 10, and assuming the East line of the SW 1/4 to bear North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), for a basis of bearings; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance 622.93 feet to a point on the East line of the SW1/4; thence North 78 degrees 41 minutes 51 seconds West (N 78°41'51" W), a distance of 33.65 feet to the TRUE POINT OF BEGINNING; thence North 78 degrees 41 minutes 51 seconds West (N 78°41'51" W), a distance of 394.96 feet; thence North 83 degrees 00 minutes 51 seconds West (N 83°00'51" W), a distance of 240.94 feet; thence North 79 minutes 18 minutes 34 seconds West (N 79°18'34" W), a distance of 259.26 feet; thence North 84 degrees 15 minutes 04 seconds West (N 84°15'04" W), a distance of 397.64 feet; thence North 00 degrees 09 minutes 13 seconds West (N 00°09'13" W), a distance of 495.24 feet to the Northwest corner of the SE1/4 SW1/4 of Section 10; thence South 89 degrees 56 minutes 35 seconds West (S 89°56'35" E), a distance of 1071.18 feet; thence South 00 minutes 00 seconds East (S 00°00'00" E), a distance of 210.00 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 207.00 feet; to a point on the West right of way of 31 1/2 Road; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 478.81 feet to the TRUE POINT OF BEGINNING, and containing 16.01 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as Applewood West Mobile Home Park, a Replat of Fruitvale Commercial Center, 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 dedicates to the Public Utilities those portions of said real property not occupied by structures on the accompanying plat as perpetual easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; together with the right to trim interfering trees and brush; and also dedicates those portions of said real property which are labeled as irrigation and drainage facilities; with perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 22nd day of May, A.D. 1995.

BY Timothy E. Foster Manager
 BY Joseph D. Steinkubner Manager

STATE OF COLORADO)ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me by Applewood West, Inc
Timothy E. Foster Manager and Joseph D. Steinkubner Manager
 this 22nd day of May, A.D., 1995

Witness my hand and official seal

Notary Public

Cathleen Cammings
 Notary Public

My Commission Expires 1-25-98

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of June, A.D., 1995, by the
 County Planning Commission of the County of Mesa, State of Colorado.

Maureen E. Mandy
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of June, A.D., 1995, by the
 Board of County Commissioners of the County of Mesa, State of Colorado.

Joseph B. Lenora
 Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss
 COUNTY OF MESA
 I hereby certify that this instrument was filed in my office at _____
 10:41 o'clock _____ A. M., August 17, A.D., 1995,
 and was duly recorded in Plat Book No. 14 Page No. 376

Drawn BB 47
 Reception # 1726701
 Fee \$ 10.00
 By Monika Todd Clerk and Recorder
Shirley Howard Deputy

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND PROPERTY CORNER, AS NOTED

BASIS OF BEARINGS

Basis of bearings assume the East line of the SW1/4 of Section 10 to bear N 00°00'00" E, 2635.50 feet Both monuments on this line are Mesa County Survey Markers.

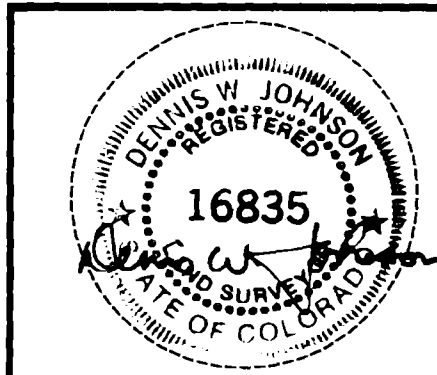
Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title policy No. 94-8-120V.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of Applewood West Mobile Home Park and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 19th day of June, 1995



DENNIS W. JOHNSON
 COLORADO REGISTERED SURVEYOR
 P.L.S. No. 16835

Located in the SE1/4 SW1/4 Section 10, T1S, R1E, UTE M.

APPLEWOOD WEST MOBILE HOME PARK
 A Part of the SE1/4 SW1/4 SECTION 10, T1S, R1E, UTE MERIDIAN, MESA COUNTY, CO

Professional Surveying Services
 P.O. BOX 4506
 Grand Junction, CO 81502
 303-241-3841

SUR. BY: JF/LD DRAWN BY: RSK
 JOB NO. 94076 SHEET 1 OF 1