

APPLEWOOD WEST II MOBILE HOME PARK

A REPLAT OF APPLEWOOD WEST MOBILE HOME PARK

S 89°56'35" E 1071.18'

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	16 26 23	122 00	35 00	17 62	S 81 46 49" E	34 88
C2	16 26 23	100 00	28 69	14 45	S 81 46 49" E	28 59
C3	16 26 23	78 00	22 38	11 27	S 81 46 49" E	22 30
C4	30 30 25	122 00	64 96	33 27	S 58 18 25" E	64 19
C5	30 30 25	100 00	53 24	27 27	S 58 18 25" E	52 62
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 75 14 43" S	96 99
C8	51 43 14	100 00	80 27	48 47	N 72 48 25" S	87 24
C9	44 14 23	82 00	63 31	33 33	N 76 32 51" S	61 75
C10	43 03 12	81 50	61 24	32 15	N 68 28 24" E	59 81
C11	43 03 12	100 00	75 14	39 44	N 68 28 24" E	73 39
C12	43 03 12	118 50	89 04	46 74	N 68 28 24" E	86 96

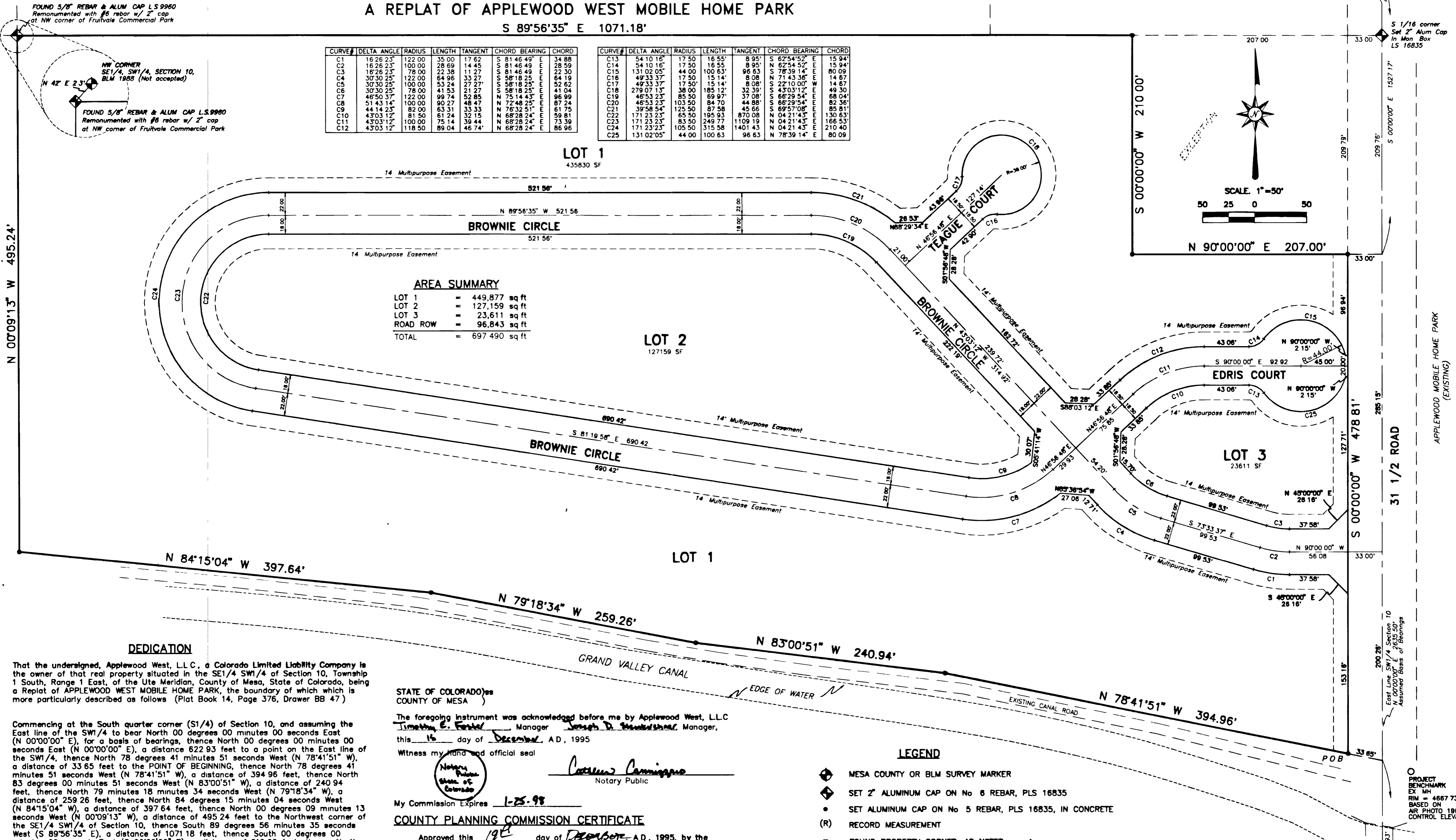
LOT 1
435830 SF

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

LOT 2
127159 SF

LOT 3
23611 SF



DEDICATION

That the undersigned, Applewood West, L.L.C., 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 APPLEWOOD WEST MOBILE HOME PARK, the boundary of which which is more particularly described as follows (Plat Book 14, Page 376, Drawer BB 47)

Commencing at the South quarter corner (S1/4) of Section 10, and assuming the East line of the SW1/4 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 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 degrees 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 POINT OF BEGINNING
Said parcel containing 16 01 acres, as described

That said owners have caused the said real property to be laid out and surveyed as Applewood West II Mobile Home Park, a Replat of APPLEWOOD WEST MOBILE HOME PARK, 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 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 18th day of December, A.D. 1995

BY Tim E. Foster Managing Member
BY Joseph D. Stinkish Manager

STATE OF COLORADO
COUNTY OF MESA
The foregoing instrument was acknowledged before me by Applewood West, L.L.C. Timothy E. Foster Manager Joseph D. Stinkish Manager, this 18th day of December, A.D. 1995
Witness my hand and official seal
Catherine Carrigano
Notary Public
My Commission Expires 1-25-98

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 19th day of December, A.D. 1995, by the County Planning Commission of the County of Mesa, State of Colorado
Maureen Walsh
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 19th day of December, A.D. 1995, by the Board of County Commissioners of the County of Mesa, State of Colorado
Doreen B. Genova
Chairman

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO
COUNTY OF MESA
I hereby certify that this instrument was filed in my office at 2:30 o'clock P.M., December 20, A.D. 1995, and was duly recorded in Plat Book No 15 Page No 18 Reception No 1240339 Drawer No BB 81 Fee \$10.00 + 1.00
Monika Todd
Clerk and Recorder
Kathy Wort
Deputy

- LEGEND**
- ◆ MESA COUNTY OR BLM SURVEY MARKER
 - ◆ SET 2" ALUMINUM CAP ON No 6 REBAR, PLS 16835
 - SET ALUMINUM CAP ON No 5 REBAR, PLS 16835, IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND PROPERTY CORNER, AS NOTED
- INTERIOR LOT CORNERS NOT MONUMENTED AS PART OF THIS SURVEY

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 II 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 14th day of Dec, 1995

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

APPLEWOOD WEST II 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

C1/4 SECTION 10 T1S R1E U M MCSM #648

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

PROJECT BENCHMARK EX MH RIM # 468773 BASED ON AIR PHOTO 1984 CONTROL ELEVATIONS

S 1/4 CORNER SECTION 10, T1S, R1E, U M MCSM #11

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