

SUNDOWN VILLAGE NO. 2

A REPLAT OF LOT 7 BLOCK 3 SUNDOWN VILLAGE

NE1/4 NW1/4, SECTION 15, T.1 S., R.1 E., U.M.

MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Constructors West Inc is the owner of that real property in the County of Mesa State of Colorado described in Book 2129 at Page 136 of the Mesa County Records being situated in the Northeast one-quarter of the Northwest one-quarter (NE1/4 NW1/4) of Section 15 Township 1 South Range 1 East of the Ute Meridian County of Mesa State of Colorado as shown on the accompanying plat said property being more particularly described as follows

Lot 7 Block 3 Sundown Village

That said owner has caused the said real property to be laid out and surveyed as **Sundown Village No 2** a subdivision of a part of Mesa County Colorado

That said owner does hereby dedicate and set apart all of the streets and roads as shown hereon to the use of the public forever and hereby dedicates 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 shall be utilized in a reasonable and prudent manner

That all expenses for street paving or improvements shall be furnished by the seller or purchaser not the County of Mesa

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 9 day of November A D 1995

Kenneth B. Milyard Jr.
Kenneth B. Milyard Jr.
President Constructors West Inc

State of Colorado)
County of Mesa) ss

This plat was acknowledged before me by Kenneth B. Milyard Jr. on this 9 day of November A D 1995 for the aforementioned purposes

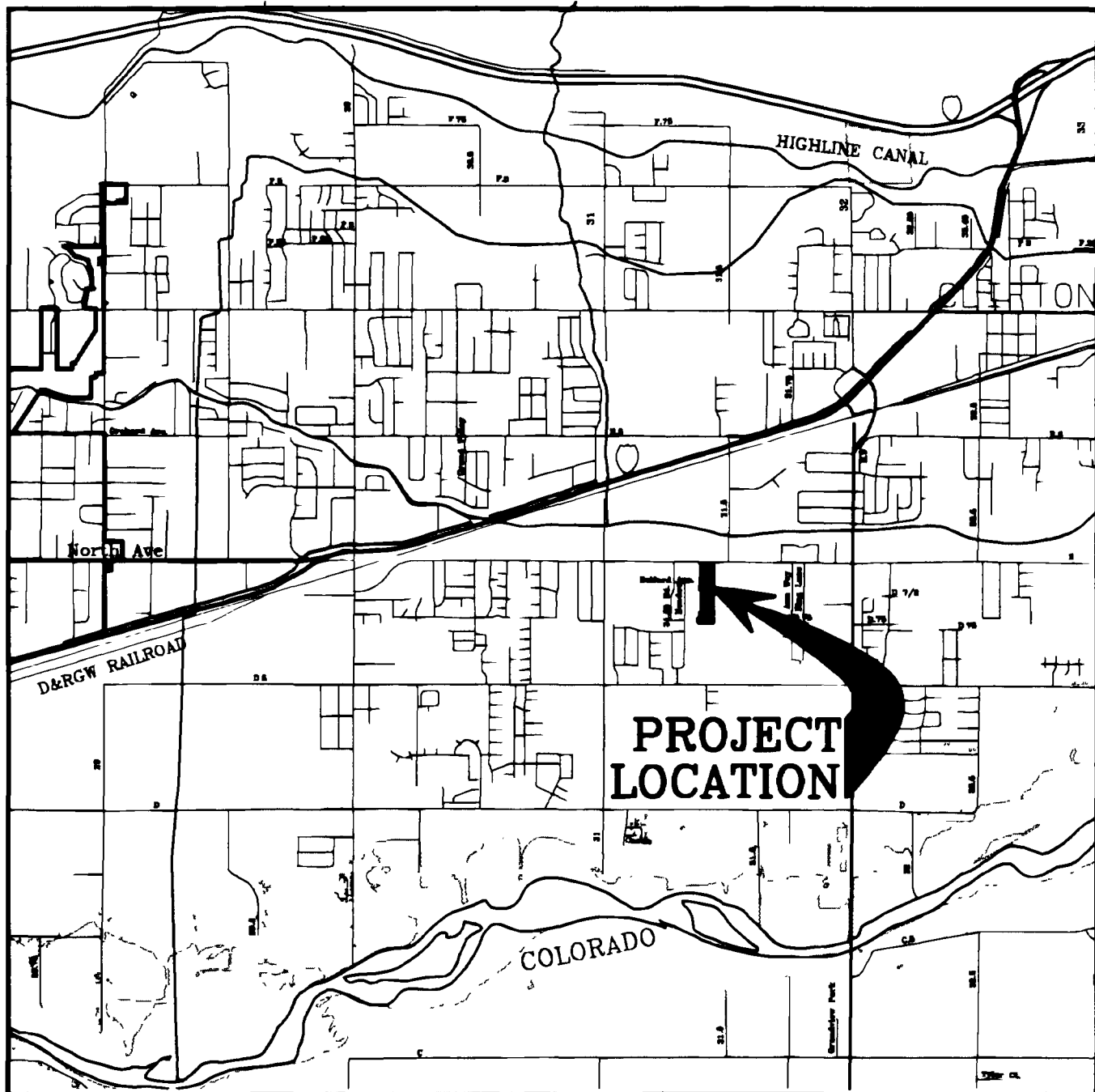
My Commission expires 9/9/98 Notary Public *Cathy VanCumber*

LIEN HOLDERS' CERTIFICATE

The following parties having security interest in the subject property hereby consent to the recording of this plat

K.G. Kofford 11-9-95
K.G. Kofford Date

Florence Kofford 11-9-95
Florence Kofford Date



VICINITY MAP

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	45 49	100 00	26 03 40	S13 08 50 E	45 09
C2	45 49	100 00	26 03 40	S13 08 50 E	45 09
C3	18 07	121 00	08 33 18	N04 23 39 W	18 05
C4	36 97	121 00	17 30 22	N17 25 29 W	36 83
C5	35 93	79 00	26 03 40	S13 08 50 E	35 62
C6	30 77	79 00	22 19 05	N11 16 32 W	30 58
C7	5 16	79 00	03 44 36	N24 18 23 W	5 16
C8	55 04	121 00	26 03 40	N13 08 50 W	54 55
C9	18 25	20 00	52 16 12	N26 15 06 W	17 62
C10	42 88	47 00	52 16 12	N26 15 06 W	41 41
C11	36 08	47 00	43 59 14	N21 52 37 E	35 20
C12	37 74	47 00	46 00 46	N66 52 37 E	36 74
C13	37 69	47 00	45 57 06	S67 08 27 E	36 69
C14	36 13	47 00	44 02 54	S22 08 27 E	35 25
C15	42 88	47 00	52 16 12	S26 01 06 W	41 41
C16	18 25	20 00	52 16 12	S26 01 06 W	17 62
C17	31 42	20 00	90 00 00	S45 07 00 E	28 28
C18	31 42	20 00	90 00 00	N44 53 00 E	28 28
C19	31 42	20 00	90 00 00	S45 07 00 E	28 28
C20	31 42	20 00	90 00 00	N44 53 00 E	28 28
C21	31 42	20 00	90 00 00	N45 07 00 W	28 28
C22	31 42	20 00	90 00 00	S44 53 00 W	28 28

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County Colorado at 3:59 o'clock P M this 13th day of February 1996 and is duly recorded in Plat Book No 18 Page 35 & 36 as Reception No 1746497 DRAWER BB97 FEE # 20 # 102 SC

Monika Todd Clerk and Recorder of Mesa County
Carel Zinke Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

This project was reviewed and approved by the County Planning Commission of Mesa County Colorado on this 11th day of JANUARY A D 1996

PLANNING COMMISSION
MESA COUNTY COLORADO
By *Walter S. ...* Chairman Attest *...* Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This project was reviewed and approved by the Board of County Commissioners of Mesa County Colorado on this 11th day of JANUARY A D 1996

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY COLORADO
By *Kathryn A. Hall* Chairman Attest *...* Clerk of Record

UTILITIES COORDINATING COMMITTEE

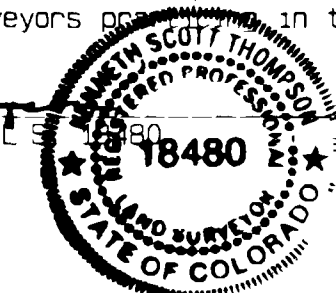
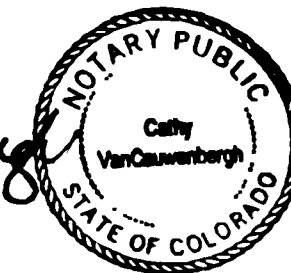
Approved this _____ day of _____ 1995
Utilities Coordinating Committee of the County of Mesa Colorado

Chairman _____

SURVEYOR'S STATEMENT

I hereby state that this survey and plat were prepared by me or under my direct responsibility supervision and checking and that in my professional opinion they are true and correct to the best of my knowledge belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado

Kenneth Scott Thompson
Kenneth Scott Thompson P.L.S.
Date April 18, 1995



AREA SUMMARY		
STREETS	1 614 AC	21 %
LOTS	6 045 AC	79 %
TOTAL	7 659 AC	100 %

SUNDOWN VILLAGE NO. 2
NE1/4 NW1/4 SECTION 15, T.1S., R.1E., U.M.
MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (303) 243-6067

Designed By DRS	Checked By KST	Job No 0198-002
TMODEL D\0198\0198PH-2	Date MAR 15 1995	Sheet 1 of 2

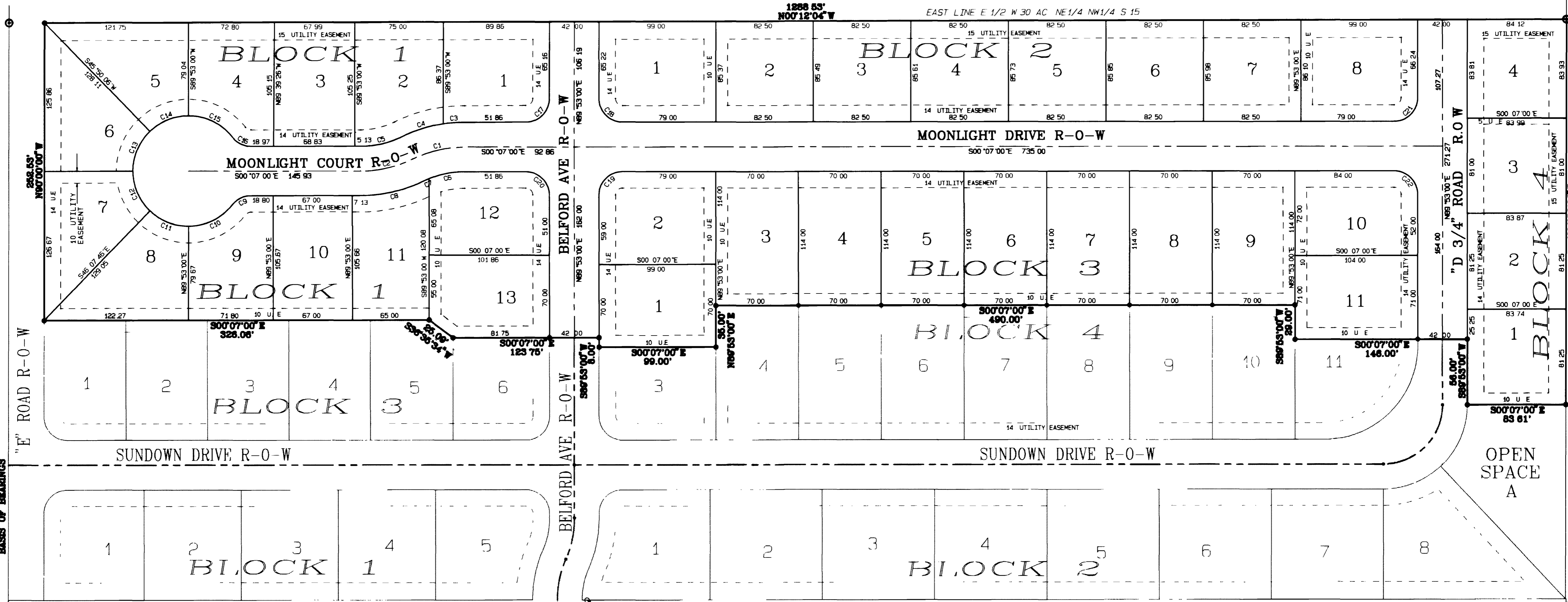
NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon

SUNDOWN VILLAGE NO. 2

A REPLAT OF LOT 7 BLOCK 3 SUNDOWN VILLAGE

FOSTER, LINNIE

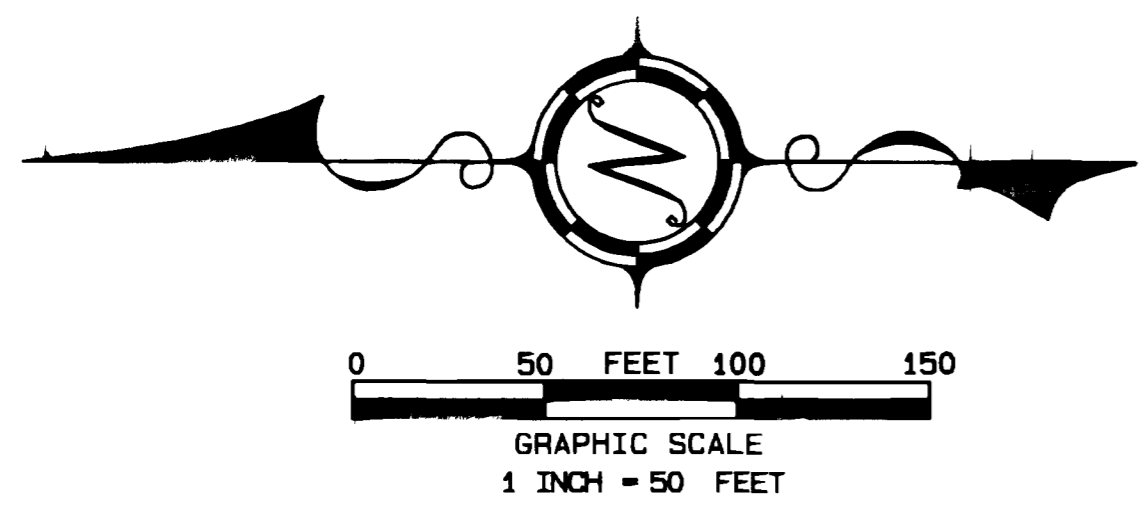
MINEAR MERLE T



BENCHMARK TOP OF FOUND REBAR WITH PLASTIC CAP NEAR NORTHWEST CORNER OF LOT 1 BLOCK 2 - ELEVATION = 4657.16

BOOK 1044 PAGE 498
GREEN, ROBERT D & SONYA A

MEADOWOOD SUBDIVISION
RECEPTION NO. 1093315



BEARINGS HEREON ARE BASED UPON A REFERENCE BEARING OF N90°00'00" W BETWEEN THE QUARTER CORNER AND THE WEST SIXTEENTH CORNER ON THE NORTH LINE OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, BOTH BEING MONUMENTED BY MESA COUNTY SURVEY MARKERS

LEGEND

- ⊙ #5 REBAR WITH ALUM CAP PLS 18480 SET IN CONCRETE
- #5 REBAR WITH ALUM CAP PLS 18480
- ⊕ MESA COUNTY SURVEY MARKER

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Designed By KST	Checked By DRS	Job No 0198-001
Drawn By TERRAMODEL	Date MAR 15, 1995	Sheet 2 of 2