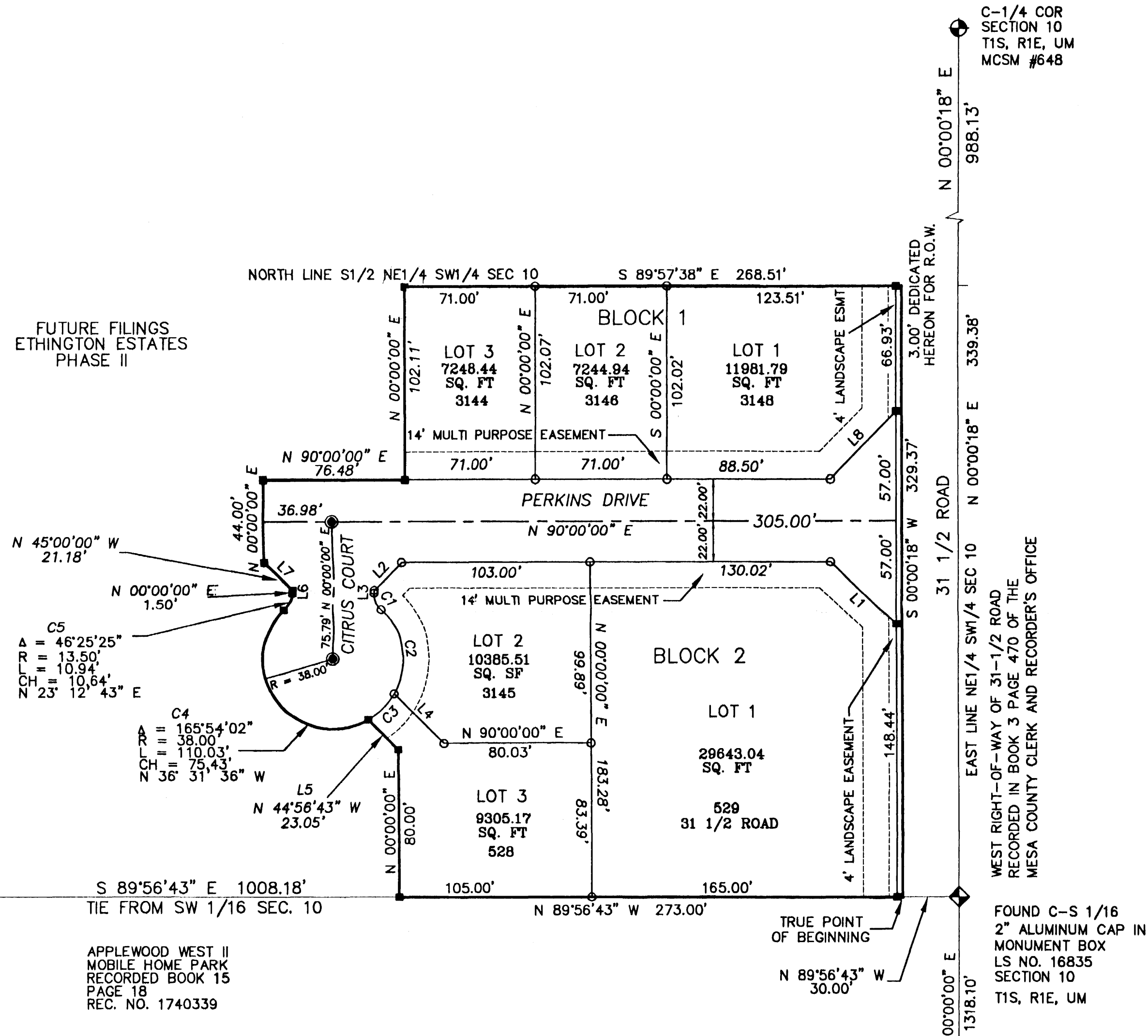
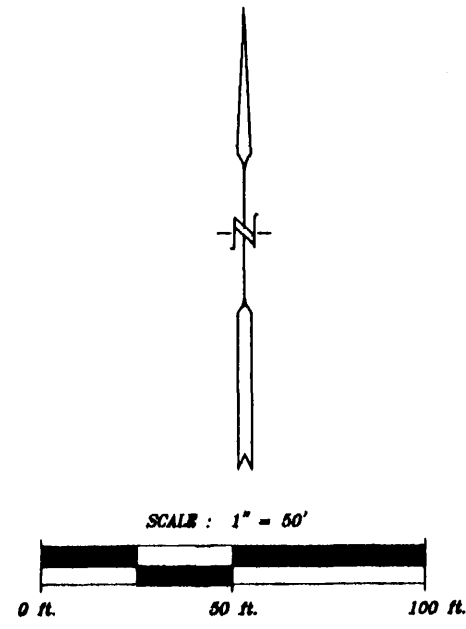


ETHINGTON ESTATES FILING NO. ONE



LEGEND

- ◆ = MESA COUNTY BRASS CAP
- ◇ = 2" ALUMINUM CAP
- = SET POINT - NO. 5 REBAR/CAP #12291
- ◐ = SET REBAR & ALUMINUM CAP #12291 IN CONC.
- ▲ = 1.5" ALUM. CAP
- = CENTERLINE MONUMENT - NO. 5 REBAR/CAP IN CONCRETE & MONUMENT BOX
- 3148 = STREET ADDRESS

LOT ACREAGE	1.734 AC.	76.6 %
ROAD DEDICATION	.530 AC.	23.4 %
TOTAL ACREAGE	2.264 AC.	100 %

NE1/4 SW1/4
SEC 10

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING	DELTA ANGLE	TANGENT
C1	13.50'	10.94'	10.64'	S 23°12'43" E	46°25'25"	5.79'
C2	38.00'	50.69'	47.02'	S 08°12'29" E	76°25'53"	29.92'
C3	38.00'	20.24'	20.00'	N 45°15'55" E	30°30'55"	11.37'
C4	38.00'	110.03'	75.43'	S 36°31'36" E	165°54'02"	307.28'
C5	13.50'	10.94'	10.64'	N 23°12'43" E	46°25'25"	5.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°59'51" E	49.50'
L2	N 45°00'00" E	21.18'
L3	N 00°00'00" E	1.50'
L4	N 44°56'43" W	38.28'
L5	S 44°56'43" E	23.05'
L6	S 00°00'00" E	1.50'
L7	S 45°00'00" E	21.18'
L8	S 45°00'00" W	49.50'

SW 1/16
2" ALUMINUM CAP
PLS #16835
S10, T1S, R1E, UM.
BM = 4670.21
CLIFTON SANITATION DISTRICT

APPLEWOOD WEST II
MOBILE HOME PARK
RECORDED BOOK 15
PAGE 18
REC. NO. 1740339

FOUND C-S 1/16
2" ALUMINUM CAP IN
MONUMENT BOX
L.S. NO. 16835
SECTION 10
T1S, R1E, UM

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ETHINGTON DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, is the owner of that real property the deed of which is recorded in Book 2450, Page 857 of the Mesa County Clerk and Recorder's Office, said property being a part of the S1/2 N1/4 SW1/4 of Section 10, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the C-S1/16 corner of said Section 10, whence the East line of the NE1/4 SW1/4 of said Section 10 bears N00°00'18"E for a basis of bearings with all bearings contained herein relative thereto; thence N89°56'43"W (along the S1/16 line of said Section 10) a distance of 30.00 feet to the True Point of Beginning and being on the West R.O.W. of 31-1/2 Road; thence N89°56'43"W along the S1/16 line a distance of 273.00 feet; thence leaving said S1/16 line on a bearing of N00°00'00"E, a distance of 80.00 feet; thence N44°56'43"W, a distance of 23.05 feet to a point on a curve that bears to the Right and whose Radius is 38.00 feet, whose Length is 110.03 feet, whose Delta is 165°54'02", and whose Long Chord bears N36°31'36"W a distance of 75.43 feet; thence along the arc of a curve to the Left whose Radius is 13.50 feet, whose Length is 10.94 feet, whose Delta is 46°25'25", and whose Long Chord bears N23°12'43"E a distance of 10.64 feet; thence N00°00'00"E a distance of 1.50 feet; thence N45°00'00"W a distance of 21.18 feet; thence N00°00'00"E a distance of 44.00 feet; thence N90°00'00"E a distance of 76.48 feet; thence N00°00'00"E, a distance of 102.11 feet to North Line of the S1/2 NE1/4 SW 1/4 Section 10; thence S89°57'38"E, a distance of 268.51 feet to the West R.O.W. of 31-1/2 Road; thence S00°00'18"W along the WEST R.O.W. of 31-1/2 Road a distance of 329.37 feet to the Point of Beginning. Said parcel containing 2.264 acres as described.

That said owner has caused the said real property to be laid out and surveyed as Ethington Estates Filing No. One, a subdivision of a part Mesa County, Colorado. That said owner does 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 which are labeled as utility easements on the accompanying plat as 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; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easement and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owner, has caused their name to be hereunto subscribed this 17th day of June, A.D. 1998.

Sylvia A. Schmidt
ETHINGTON DEVELOPMENT COMPANY, LLC
SYLVIA A. SCHMIDT, MANAGING MEMBER

CONSENT OF MORTGAGEE:

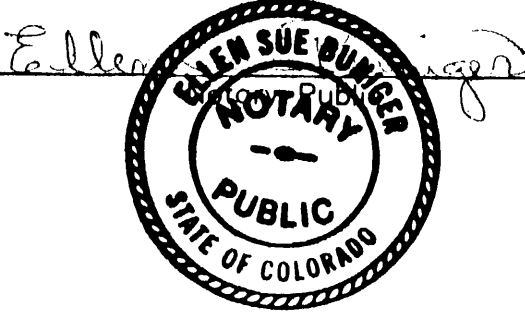
The undersigned holder of a deed of trust on the above described property does hereby ratify, confirm and consent to the filing of this Plat.

Dorothy M. Ethington *Sylvia A. Schmidt*
DOROTHY M. ETHINGTON SYLVIA A. SCHMIDT

STATE OF COLORADO }
COUNTY OF MESA } ss.

The foregoing instrument was acknowledged before me this 17th day of June, 1998, by Dorothy M. Ethington and Sylvia A. Schmidt.

My commission expires: DEC. 2, 2000
WITNESS my hand and seal.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss.

I hereby certify that this instrument was filed in my office at 8:47 o'clock A.M., on the 17th day of June, 1998 A.D. and was duly recorded in Plat Book 16, Page No. 199, Reception No. 1851480, Drawer No. FF99, Fees \$10.⁰⁰ + \$1.⁰⁰

By: *Monika Sold* *Shirley Howard*
Clerk and Recorder Deputy

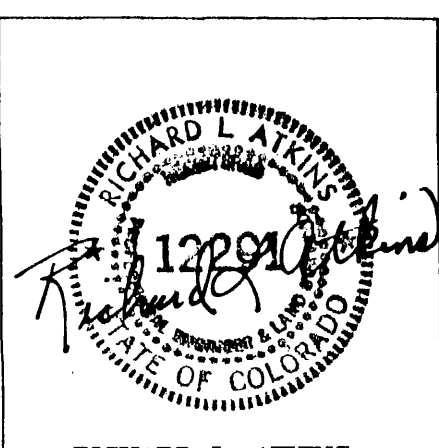
DECLARATION OF COVENANTS:

This property is subject to the Declaration of Covenants, Conditions and Restrictions of Ethington Estates Subdivision as contained in that instrument recorded at Book 2452, Pages 282-298 of the records of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, RICHARD L. ATKINS, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado and that this survey plat is a true representation of a survey conducted for the owners and that said survey was conducted by me or under my direct supervision and checking, and is in conformance with the requirements of Section 38-51-106 C.R.S.

IN WITNESS WHEREOF I have set my hand and seal this 16th day of JUNE, A.D., 1998.



**ETHINGTON ESTATES
FILING NO. ONE**
A PORTION OF THE S 1/2, NE1/4, SW 1/4
SECTION 10, T1S, R1E, U.M.
MESA COUNTY, COLORADO

ATKINS AND ASSOCIATES, INC.
P.O. BOX 2702, 518 28 ROAD, SUITE B-105
GRAND JUNCTION, COLORADO 81502
970-245-6630 FAX 970-245-2355

RICHARD L. ATKINS
PE/LS NO. 12291

SHEET 1 OF 1 DATE 6/16/98

Basis of Bearings is the East line of the NE1/4, SW1/4 of Section 10, T1S, R1E, Ute Meridian, Mesa County, Colorado to bear N00°00'18"E a distance of 1317.51 feet.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU DISCOVER 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.

NOTE: PROPERTY CORNERS LOCATED DURING THIS SURVEY THAT WERE WITHIN 0.25 FEET OF THE CALCULATED POINT WERE ACCEPTED AS BEING "IN POSITION".

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 18th day of June, 1998 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
CHAIRPERSON

COUNTY PLANNING COMMISSION CERTIFICATE:

Approved this 16th day of June, 1998 A.D. by the County Planning Commission of the County of Mesa, State of Colorado.

[Signature]
CHAIRPERSON