



AREA SUMMARY

LOTS	=	7.78 ACRES	88%
ROADS	=	1.10 ACRES	12%
TOTAL	=	8.88 ACRES	100%

JANET R. PETERS
2036 BROADWAY
GRAND JUNCTION, CO. 81503-9773
2947-153-00-102

- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED - EXTERIOR SET IN CONCRETE
 - SET NO. 5 RE-BAR W/CAP L.S. 16413 EXTERIOR SET IN CONCRETE
 - ◆ MESA COUNTY SURVEY MARKERS OR AS NOTED
 - ⊕ NO. 6 RE-BAR W/ 2 1/2" ALUM. CAP L.S. 16413
 - ⊕ NO. 5 RE-BAR W/CAP L.S. 16413 IN MON. BOX
 - ⊕ NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT COR.

WEST 1/16 CORNER
SEC. 15
T11S, R101W, 6 P.M.
1995 Alum. Cap L.S. # 18469

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE EAST LINE OF
NE 1/4 SW 1/4 SECTION 15 T11S R101W 6 P.M.

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, MARY LOU KENNEDY, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1959 at Pages 624-625 of the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 NW 1/4 Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Beginning at a point which lies S00°56'26"W 1332.38 feet from the Center 1/4 corner of Section 15, Township 11 South, Range 101 West of the 6th P.M. and N89°29'02"W 906.65 feet and N00°54'49"E, 23.82 feet, and considering the East line of the NE 1/4 NW 1/4 of said Section 15 to bear S00°56'26"W and all bearings contained herein to be relative thereto, thence N89°33'02"W 276.90 feet, thence along a curve turning to the right with an arc length of 133.67 feet, with a radius of 1382.50 feet, and whose chord bears N86°46'50"W 133.62 feet, thence N01°05'00"E 764.08 feet, thence N49°59'35"E 542.94 feet, thence S01°13'23"W 392.69 feet, thence S00°54'49"W 730.15 feet to the POINT OF BEGINNING, containing 8.88 acres as described, all in Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as SUNCREST SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does 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 which are labeled as Multi-purpose 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.

and hereby dedicates all Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation Systems,

and hereby dedicates all Preservation Easements to the owners of lots and tracts hereby platted for the purpose of preserving the designated Wetlands area as shown on the accompanying Plat,

and hereby dedicates all utility Easements to the Public Utilities as perpetual easements for the installation, operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines,

and hereby dedicates all Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground,

Such easements and rights 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 9TH day of APRIL, 1998

Mary Lou Kennedy
STATE OF COLORADO }
COUNTY OF MESA } SS
The foregoing instrument was acknowledged before me this 9TH day of APRIL, 1998, by MARY LOU KENNEDY
11/16/99
My commission expires

Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 8:59 o'clock A.M. this 11TH day of June, A.D., 1998 and is duly recorded in Plat Book No 16, Page 186

Reception No 1850177 Drawer No FF 88 Fee \$10.00 / 1.00 SC

Monika Todd
Mesa County Clerk + Recorder

Shirley Howard
Deputy Clerk

Approved this 30TH day of APRIL, A.D., 1998 County Planning Commission of the County of Mesa, Colorado

[Signature]
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 1ST day of May, A.D., 1998 Board of County Commissioner's of the County of Mesa, Colorado

James R. Baughman
Chairman

ENCUMBRANCE RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of SUNCREST SUBDIVISION

Whitney Burford
CENTENNIAL SAVINGS BANK, F.S.B.

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing ENCUMBRANCE'S Ratification and Approval was acknowledged before me this 9th day of April, A.D., 1998, by R. Kelley Burford, Sr. Vice President OF CENTENNIAL SAVINGS BANK, F.S.B.
11/16/99
My commission expires

[Signature]
Notary Public
1018 COLO. AVE. G.J. 81501
Address

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	123.01'	800.00'	122.89'	N 04°41'29" E	08 48'35"
C2	100.19'	800.00'	100.12'	N 05°30'32" E	07 10'31"
C3	13.05'	800.00'	13.05'	N 01°27'14" E	00 56'05"
C4	134.89'	800.00'	134.73'	N 05°49'00" E	09 39'38"
C5	87.99'	778.00'	87.94'	S 03°31'36" W	06 28'48"
C6	31.64'	778.00'	31.63'	S 07°55'54" W	02°19'47"
C7	63.26'	822.00'	63.25'	S 06°53'30" W	04°24'34"
C8	29.77'	20.00'	27.10'	S 47°19'44" W	85°17'03"
C9	31.77'	20.00'	28.53'	S 44°31'16" E	91°00'55"
C10	91.55'	778.00'	91.50'	S 04°21'27" W	06°44'31"
C11	39.63'	778.00'	39.62'	S 09°11'16" W	02°55'06"
C12	17.87'	20.00'	17.28'	S 36°14'15" W	51 10'51"
C13	50.74'	47.00'	48.31'	S 30°53'58" W	61°51'24"
C14	51.17'	47.00'	48.68'	S 31°13'14" E	62°22'59"
C15	85.39'	47.00'	74.12'	S 65°32'24" W	104°05'44"
C16	44.32'	47.00'	42.69'	S 13°31'15" E	54°01'34"
C17	17.87'	20.00'	17.28'	S 14°56'36" E	51 10'51"
C18	70.34'	822.00'	70.32'	S 08°11'44" W	04 54'11"
C19	68.25'	822.00'	68.23'	S 03°21'55" W	04 45'27"
C20	47.86'	778.00'	47.85'	S 02°44'56" W	03 31'29"
C21	62.26'	778.00'	62.25'	S 06°48'14" W	04 35'07"
C22	64.15'	822.00'	64.13'	S 06°51'39" W	04 28'16"
C23	62.25'	822.00'	62.23'	S 02°27'21" W	04 20'19"

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of SUNCREST SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413
4/9/98
Date

SUNCREST SUBDIVISION
FINAL PLAT

SITUATED IN THE NE 1/4 SW 1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.

FOR M. KENNEDY	QED SURVEYING SYSTEMS Inc 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY SB EG
SCALE: 1" = 50'		DRAWN BY VAP
DATE: 4/9/98		ACAD ID 94257 4
		SHEET NO 11 OF 11
		FILE SUNFIN

