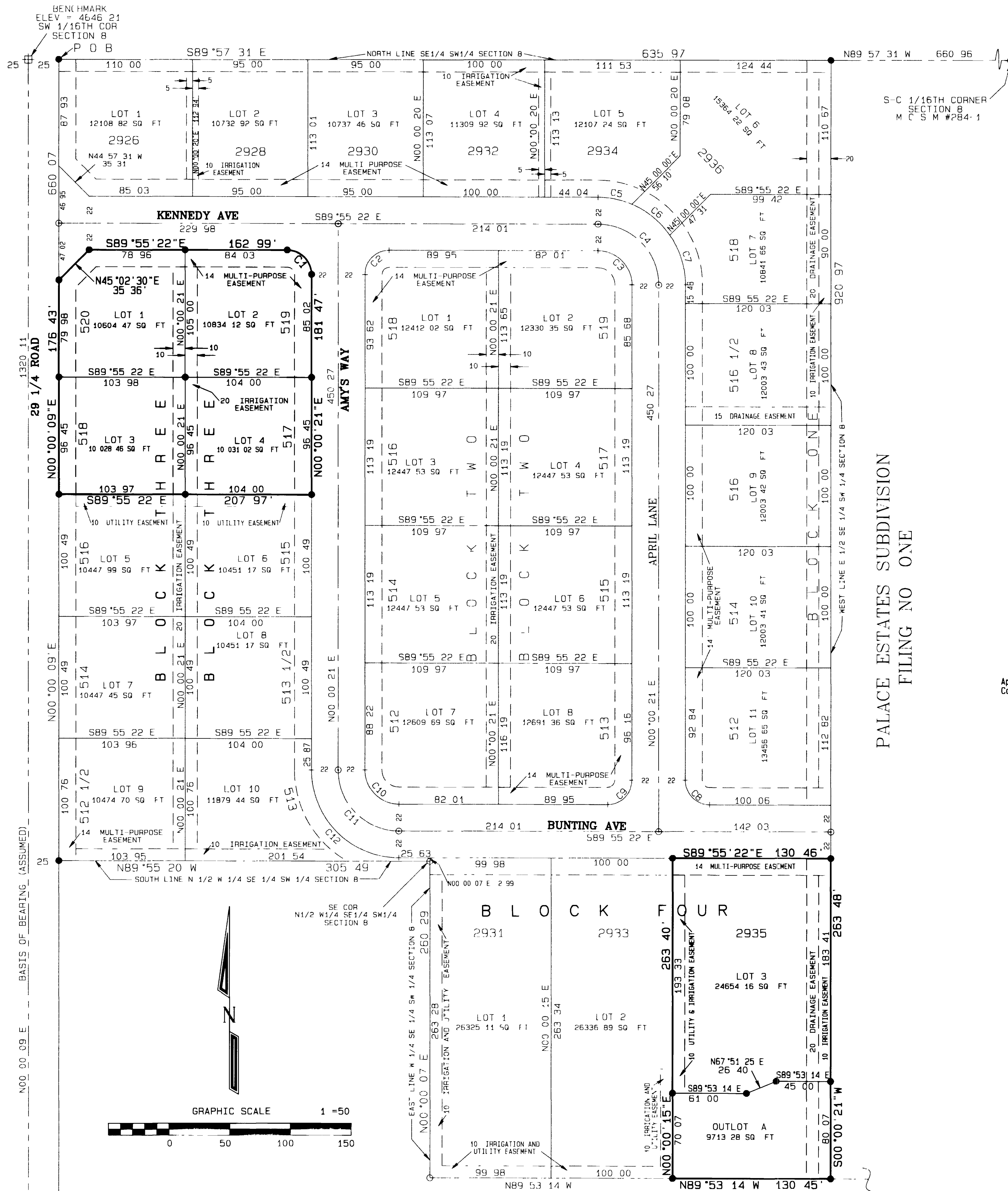


PALACE ESTATES SUBDIVISION FILING NO. TWO - A

A Replat of Lots 1 through 4 of Block Three, Lot 3 and Outlot A of Block Four, Palace Estates Subdivision Filing No. Two, Mesa County, Colorado.



CURVE TABLE

CURVE	DELTA	RADIUS	CHORD BEARING	ARC	CHORD
C1	89 55 22	20 00	N44°57'31" W	31 39	28 27

AREA SUMMARY

5 LOTS	66 152 23 SQ FT	87 2%
OUTLOT A	9713 28 SQ FT	12 8%
TOTAL AREA	75 865 51 SQ FT	100%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned SONSHINE CONSTRUCTION DEVELOPMENT, LLC is the owner of that real property as described in Plat Book 15 at Page 29 of the records of the Mesa County Clerk and Recorder's Office being a parcel of land situated in the SE 1/4 SW 1/4 of Section 8 Township 1 South Range 1 East of the Ute Meridian Mesa County Colorado being more particularly described as follows

Lots 1 through 4 of Block Three Lot 3 and Outlot A of Block Four Palace Estates Subdivision Mesa County Colorado

That said owner has caused the said real property to be laid out and surveyed as PALACE ESTATES SUBDIVISION, FILING NO TWO - A a subdivision of a part of the County of Mesa in the 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 dedicate to the Public Utilities those portions of said real property which are labeled as multi-purpose utility irrigation and drainage easements as shown on the accompanying plat as perpetual easements for the installation and maintenance of utilities irrigation and drainage facilities, together with the right to trim interfering trees and brush with perpetual right of ingress and egress for installation, maintenance and replacement of such lines

Outlot A is hereby dedicated to the owners (Property/Homeowners Association) of lots hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted

Such easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for the installation of utilities or ditches referred to above for grading or landscaping and for street improvements shall be furnished by the seller or purchaser, not by the County of Mesa

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 24th day of June A D, 1998

SONSHINE CONSTRUCTION DEVELOPMENT, LLC
By SUNDANCE PROPERTY LEASING, INC. Manager

By Lloyd J. Davis Jr.
Lloyd J. Davis Jr. President

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 5th day of June A D, 1998 by Lloyd J. Davis Jr

Witness my hand and official seal Surje O. Herrera
Notary Public

Address 2755 North Ave. Grand Jct, Co 81501

My commission expires 10/17/98



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of June A D 1998 by the County Planning Commission of the County of Mesa State of Colorado

[Signature]
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 12th day of June A D 1998 by the Board of County Commissioners of the County of Mesa State of Colorado

James R. Baughman
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:15 o'clock P.M. this 15th day of June A D 1998 and is duly recorded in Plat Book No 16 at Page 190

Reception No 1850676 Fees 10.00 Drawer No FF91

[Signature]
Deputy

[Signature]
Clerk and Recorder

SURVEYOR'S STATEMENT

I Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado do hereby certify that this subdivision plat and survey of PALACE ESTATES SUBDIVISION FILING NO TWO-A was made by me and/or under my direct supervision and checking and that both are accurate to the best of my knowledge and belief

[Signature]
Steven L. Hagedorn P.L.S. #24306

6-1-1998
Date



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER
- ⊕ FOUND B.L.M. ALUMINUM MONUMENT
- FOUND #5 REBAR SET IN CONCRETE AND ATTACHED 2" ALUMINUM CAP STAMPED D.H. SURVEYS INC. L.S. 24306
- FOUND OR SET #5 REBAR W/2" ALUMINUM CAP IN CONCRETE STAMPED D.H. SURVEYS INC. L.S. 24306
- FOUND CENTERLINE MONUMENTS

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.

PALACE ESTATES SUBDIVISION
FILING NO. TWO - A
LOCATED IN THE
SE 1/4 SW 1/4 SECTION 8, T1 S, R1 E, UTE M

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No 198-98-28
Drawn By TMODEL Date JUNE 1998 Sheet 1 OF 1