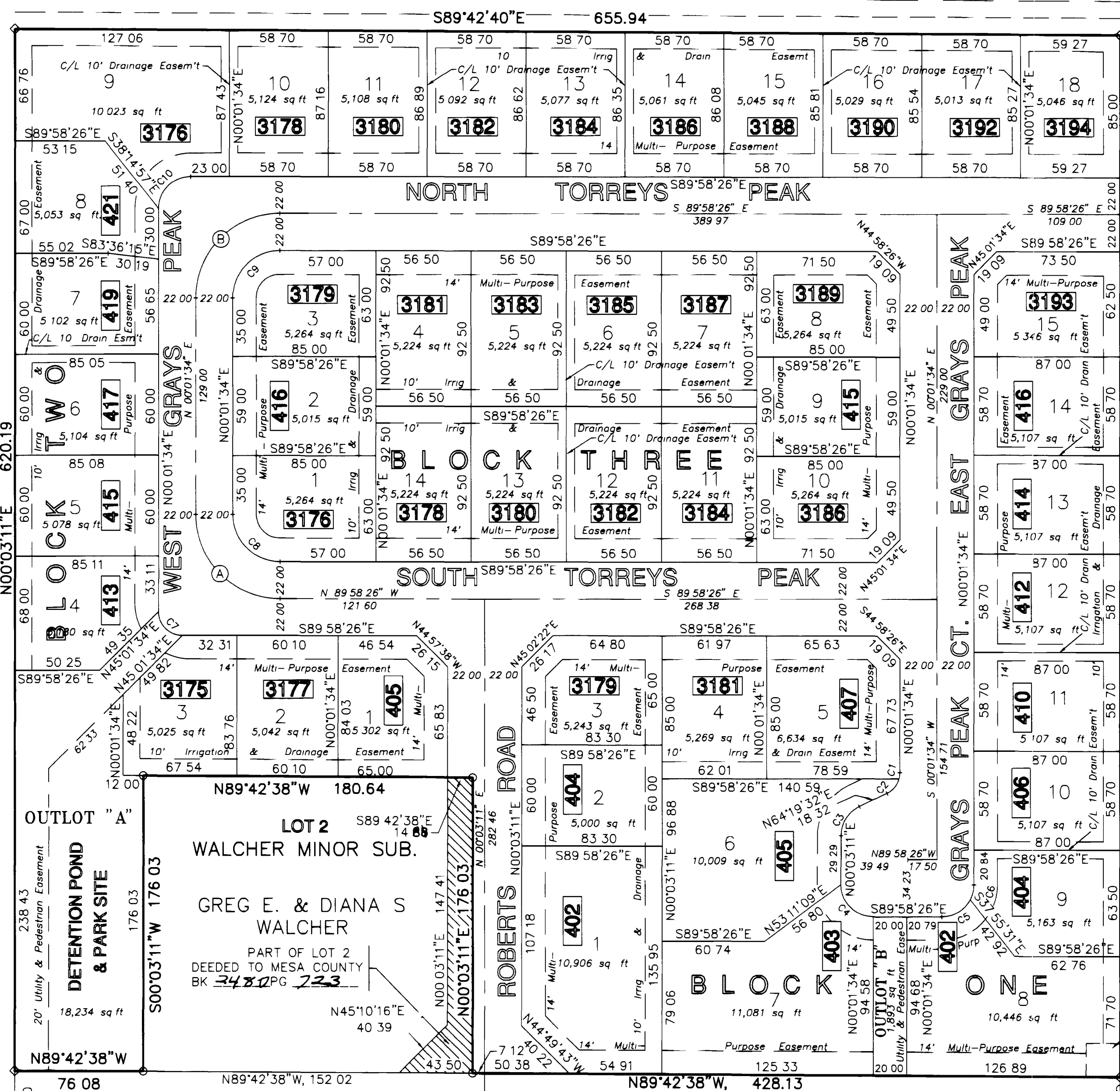


THE PEAKS

A Replat of Lot 1 of WALCHER MINOR SUBDIVISION
Part of SW 1/4 SE1/4 SE 1/4 Section 15, T1S, R1E, Ute Meridian, Mesa County, Colorado

MIDLANDS VILLAGE SUBDIVISION
FILING NO. TWO



GEORGE & MINNIE FUOCO
(Bk 899, Pg 533)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned GARY RINDERLE CONSTRUCTION, INC a Colorado Corporation is the owner of that real property being part of the SW1/4 SE1/4 SE1/4 of Section 15 which is situated in Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado Ownership is witnessed by instruments recorded in Book 2415 at Page 259 That portion of real property being part of this dedication is described as follows

Lot 1 of Walcher Minor Subdivision,

The above parcel, as described, contains 8.55 acres, more or less

That said owner has caused the said real property to be laid out and surveyed as THE PEAKS, a subdivision of the County of Mesa and State of Colorado

That said owner does hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use

That all expense for road or driveway 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 25th day of August A.D., 1998

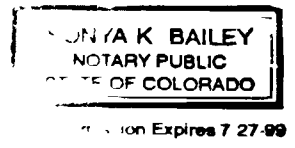
GARY RINDERLE CONSTRUCTION, INC
A Colorado Corporation

By Gary Rinderle
Gary Rinderle, President

STATE OF COLORADO }
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me this 25th day of August A.D., 1998

Suzanne K. Bailey
Notary Public



Witness my hand and official seal

My commission expires

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 2:38 o'clock P M on this 28th day of August A.D. 1998 and was recorded as reception number 1862254 in Plat Book 16 on Page 258 Drawer No EE152
Monika Todd Alice Skunkin
Mesa County Clerk and Recorder Deputy Fees \$ 10.00 / 100

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 29th day of August, A.D., 1998
Board of County Commissioners of the County of Mesa, Colorado
James R. Baughman
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of August, A.D., 1998
County Planning Commission of the County of Mesa, Colorado
L. J. W. Smith
Chairman

LIEN HOLDER ACKNOWLEDGEMENT

Acknowledged this 25th day of August, A.D., 1998
BY Marlene Haase
Marlene Haase

LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- ◇ FOUND NO 5 REBAR W/ I.D. CAP "JOHNSON-LS 16835"
- FOUND NO 5 REBAR W/ I.D. CAP "LANDESIGN-PLS 17485"
- ├ SET NO 5 REBAR W/ I.D. CAP "MAP SURVEYS-PLS 11980"
- CONCRETE PLACED OR FOUND AROUND MONUMENT

3180 STREET ADDRESS

BENCHMARK-SW cor (MCSM#1486) of SE4 SE4 Sec 15, T1S, R1E, Ute M USGS DATUM = 4635.38 ASL

BASIS OF BEARINGS is from previous record of WALCHER MINOR SUBDIVISION recorded in Plat Book 15 at Page 364 as Reception No 1806594 in Drawer No DD90 which shows the bearing between the SW corner (MCSM No 1486) and the SE corner (MCSM No 12-2) of the SE1/4 SE1/4 of Section 15, T1S, R1E, Ute M to be S 89°42'38" E

NOTE Right-of-ways and easements shown hereon were researched by Meridian Land Title - File Number 29563 9803RIND

Southeast corner of the SE4 SE4 of Section 15 T1S, R1E, Ute Meridian MCSM No 12-2

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief

Millard W. Eldridge
Date of Certification 8-24-98

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 certification shown hereon

RIGHT TO FARM ACT

This subdivision is located in an agricultural area It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-35-101

DECLARATION OF COVENANTS

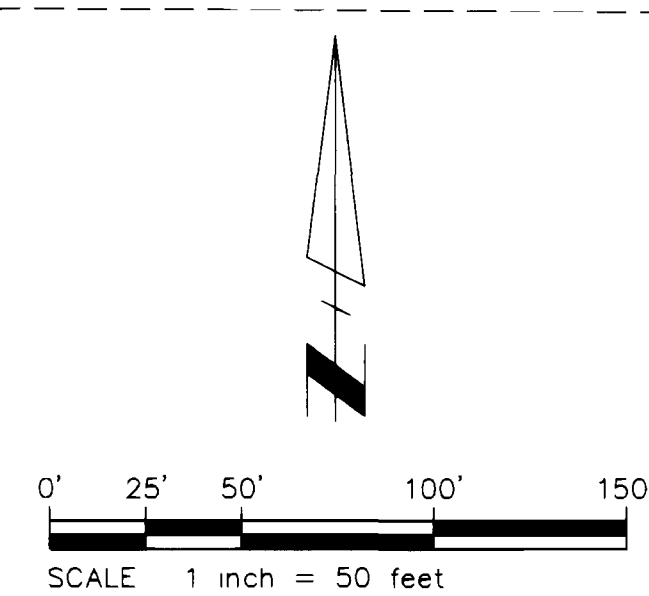
The Declaration of Covenants and Restrictions for THE PEAKS Subdivision are recorded in Bk 2480 at Pages 217 thru 228 in the records of the Mesa County Clerk and Recorders Office

Southwest corner of the SE4 SE4 of Section 15 T1S, R1E, Ute Meridian MCSM No 1486 BENCHMARK ELEVATION USGS DATUM = 4635.38

"D" ROAD COMMERCIAL PARK

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
A	78.54	90°00'00"	50.00	50.00	N44°58'26"W	70.71
B	78.54	90°00'00"	50.00	50.00	N45°01'34"E	70.71
C	3.82	16°13'40"	13.50	1.92	N08°08'24"E	5.81
C1	11.33	48°04'18"	13.50	6.02	N32°11'23"E	11.00
C2	21.43	64°16'21"	19.10	19.11	S44°57'38"E	20.32
C3	30.01	90°01'37"	19.10	19.11	S44°57'38"E	27.02
C4	20.84	62°30'20"	19.10	11.59	N58°46'24"E	19.82
C5	9.17	27°29'40"	19.10	4.67	N13°46'24"E	9.08
C6	22.21	90°00'00"	14.14	14.14	S44°58'26"E	20.00
C7	43.98	90°00'00"	28.00	28.00	S44°58'26"E	39.60
C8	43.98	90°00'00"	28.00	28.00	N45°01'34"E	39.60
C9	43.98	90°00'00"	28.00	28.00	N45°01'34"E	39.60
C10	30.00	90°00'00"	19.10	19.10	N45°01'34"E	27.01



LAND USE SUMMARY

Use	Acres	Percent
Lots	6.20	72.5
Streets	1.89	22.1
Outlots A & B	0.46	5.4
TOTAL	8.55	100.0

THE PEAKS
A REPLAT of LOT 1 of WALCHER MINOR SUB.
SW4 SE4 SE4 Sec 15, T1S, R1E, Ute M.

DATE August 24, 1998 SCALE 1" = 50'

MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P O BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5532