

Basis of Bearings is the East line of the NE1/4, SW1/4 of Section 10, T1S, R1E, Ute Meridian, Mesa County, Colorado which bears N00°00'18"E a distance of 1317.51 feet — Ethington Estates Filing No. One.

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".

Approved this 9th day of December, 1998 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman

COUNTY PLANNING COMMISSION CERTIFICATE:

Approved this <u>root</u> day of <u>December</u>, <u>My</u> A.D. by the County Planning Commission of the County of Mesa, State of Colorado.

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 _____ day of <u>December</u>, A.D., 1998.

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 NE1/4 SW1/4 of Section 10, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, being more 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 N 00°00'18" E for a basis of bearings with all bearings contained herein relative thereto; thence N 89°56'43" W (along the S1/16 line of said Section 10) a distance of 823.00 feet to the True Point of Beginning; thence continuing N 89°56'43" W along said S1/16 line a distance of 488.18 feet to the West line of the NE1/4 SW1/4 of Section 10; thence N 00°00'19" E along said West line of said NE1/4 SW1/4 of Section 10 a distance of 329.03 feet to the North line of the S1/2 S1/2 NE1/4 SW1/4 of Section 10; thence S 89°57'38" E along said North line of said S1/2 S1/2 NE1/4 SW1/4 a distance of 478.50 feet: thence S 00°00'00" E a distance of 179.88 feet to the North R.O.W. line of Perkins Drive; thence S 12'39'36" E a distance of 44.03 feet to the South R.O.W. line of Perkins Drive; thence S 00°00'00" E a distance of 106.33 feet to the True Point of Beginning, Said parcel containing 3.64 acres as described.

That said owner has caused the said real property to be laid out and surveyed as Ethington Estates Filing No. Three, a subdivision of a part of 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 easements 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 8th day of Lice. . A.D. 1998.

Musia Colhenston ETHINGTON DEVELOPMENT COMPANY, LLC SYLVIA A. ETHINGTON SCHMIDT, MANAGING MEMBER

CONSENT OF MORTGAGEE:

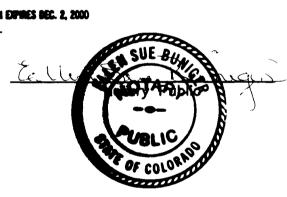
The undersigned holder of a deed of trust on the above described property does hereby ratify, confirm and consent to the filing of this Plat.

DOROTHY M. ETHINGTON SYLVIA A. ETHINGTON SCHMIDT

STATE OF COLORADO) COUNTY OF MESA

The foregoing instrument was acknowledged before me this $_5$ day of Leanning 1998, by Dorothy M. Ethington and Sylvia A. Ethinaton Schmidt.

My commission expires: _ WITNESS my hand and seal.



CLERK AND RECORDER'S CERTIFICATE

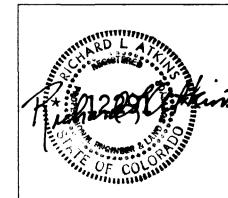
STATE OF COLORADO) COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2;/3 o'clock P.M., on the 11th day of December, 1998 A.D. and was duly recorded in Plat Book 16, Page No. 329, Reception No. 1878826 Drawer No. GG30, Fees 10.00 1.00

By: Monika Jodd

Clerk and Recorder

Deputy



ETHINGTON ESTATES FILING NO. THREE A PORTION OF THE S1/2, NE1/4, SW1/4 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 FAX 970-245-2355 970-245-6630

RICHARD L. ATKINS PE/LS NO. 12291

SHEET 1 OF 1 $DATE = \frac{12/08/98}{}$