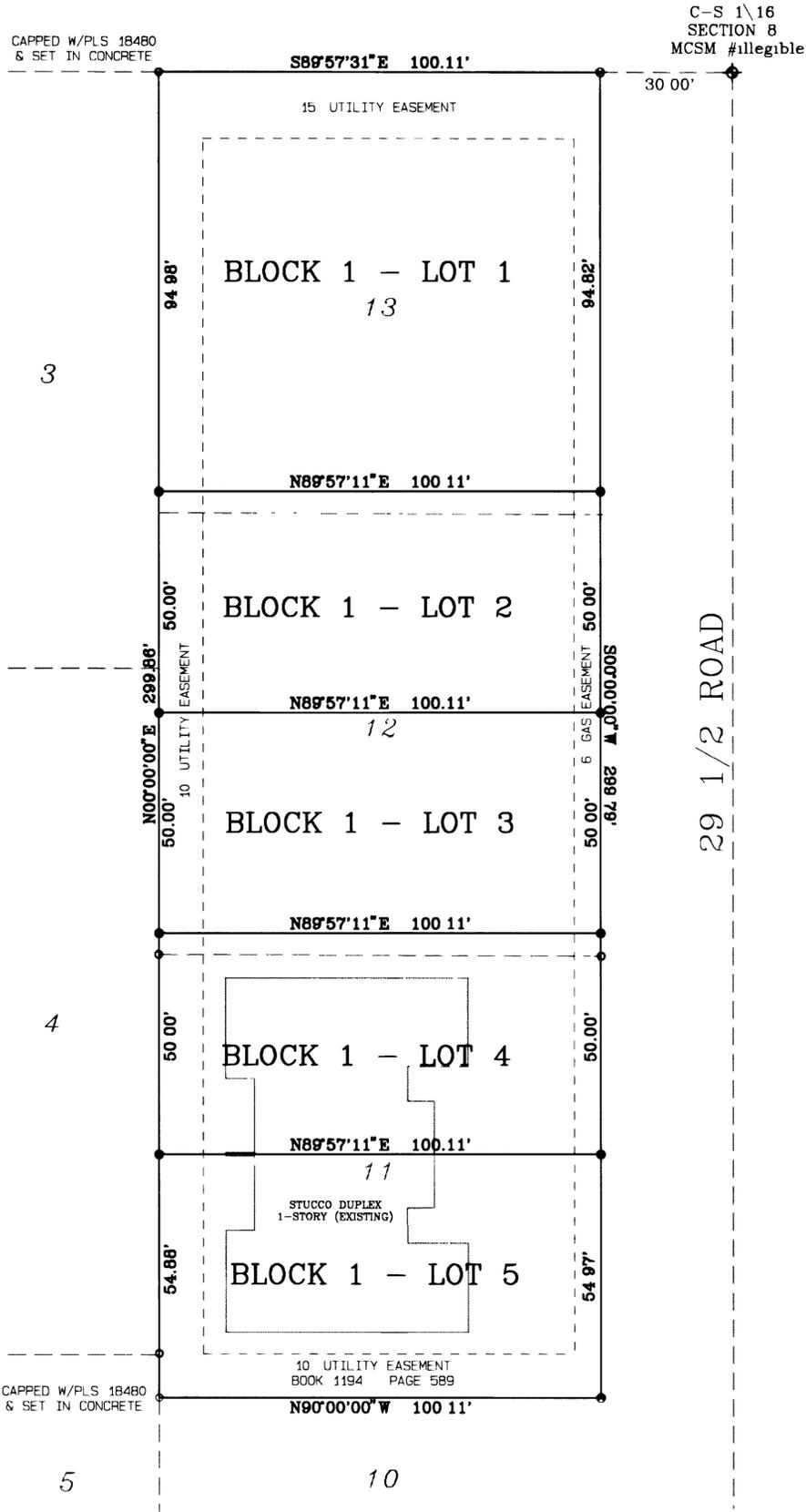


MEADOW GROVE AT PALACE ESTATES

BEING A REPLAT OF LOTS 11, 12 & 13 OF BLOCK 1, PALACE ESTATES, MESA COUNTY, COLORADO



C-S 1\16
SECTION 8
MCSM #illegible

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, CFP Estate Ltd a Colorado Limited Partnership, Paul Gugenheim, Jack L Strauss The G & B Clark Family Trust and the Arthur M Schwartz Employees Pension & Profit Sharing Plan are the owners of that real property in the County of Mesa, State of Colorado, being situated in the southeast quarter of the southwest quarter of Section 8, Township 1 North Range 1 East of the Ute Meridian, described in Book 1870 Page 935 and Book 2247 Page 92 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows

Lots 11 12 and 13 in Block 1 of Palace Estates Subdivision

That said owner has caused said real property to be laid out and surveyed as MEADOW GROVE AT PALACE ESTATES a subdivision of a part of Mesa County, Colorado

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility 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 Such easements 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 owners, CFP Estate Ltd a Colorado Limited Partnership, Paul Gugenheim and Jack L Strauss have caused their name to be hereunto subscribed this 3rd day of SEPTEMBER A D 1996
The G & B Clark Family Trust have caused their name to be hereunto subscribed this 4th day of September A D, 1996.
The Arthur M Schwartz Employees Pension & Profit Sharing Plan have caused their name to be hereunto subscribed this 4th day of September A D, 1996

Christine F. Pavlakis, General Partner
CFP Estates, Ltd
by Christine F Pavlakis,
General Partner

Paul Gugenheim
Paul Gugenheim

Jack L Strauss
Jack L Strauss

Arthur M Schwartz, Trustee
Arthur M Schwartz Employees
Pension & Profit Sharing Plan
by Arthur M Schwartz Trustee

George R Clark, Trustee *Betty J Clark, Trustee*
The G & B Clark Family Trust
by *George R Clark, Trustee*

State of Colorado }
County of Denver }

This plat was acknowledged before me by Christine F Pavlakis, General Partner of CFP Estate, Ltd, a Colorado Limited Partnership, Paul Gugenheim and Jack L Strauss on this 3rd day of September, A D, 1996, for the aforementioned purposes

My Commission expires 11/22/97 Notary Public *Phonda M Redgate*
My address is 5650 E Evans 2nd Flr Denver Co 80222



State of California }
County of Placer }

This plat was acknowledged before me by *George R Clark, Trustee and Betty J Clark, Trustee* for The G & B Clark Family Trust on this 6th day of September, A D, 1996, for the aforementioned purposes

My Commission expires 10-9-99 Notary Public *Jeffrey C. Madley*
My address is 3017 Douglas Blvd #100, Roseville CA 95661



State of Colorado }
County of Denver }

This plat was acknowledged before me by Arthur M Schwartz Trustee for The Arthur M Schwartz Employees Pension & Profit Sharing Plan on this 4th day of September, A D, 1996 for the aforementioned purposes

My Commission expires 10-30-97 Notary Public *Robert J. Clape*
My address is 600-17th St #2250 S, DENVER Co 80202

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 1:00 o'clock P M, this 6th day of September 1996, and is duly recorded in Plat Book No 153 Page 163 as Reception No 1771288 Drawer No CC73 Fee \$1004.00

Monika Todd by Kathryn Woot
Clerk and Recorder of Mesa County

COUNTY PLANNING COMMISSION CERTIFICATE

This project was reviewed and approved by the County Planning Commission of Mesa County Colorado on this 13th day of September, A D, 1996

PLANNING COMMISSION
MESA COUNTY COLORADO

By *Sharon L. Pelt* Attest _____
Chairman Clerk of Record

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

This project was reviewed and approved by the Board of County Commissioners of Mesa County Colorado on this 15th day of September, A D 1996

BOARD OF COUNTY COMMISSIONERS
MESA COUNTY COLORADO

By *Kathryn A Hall* Attest _____
Chairman Clerk of Record

SURVEYOR'S STATEMENT

I hereby state that this survey and plat of MEADOW GROVE AT PALACE ESTATES were prepared by me or under my direct responsibility supervision, and checking, and that, in my professional opinion they are true and correct to the best of my knowledge belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado

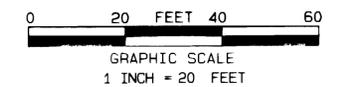
Kenneth Scott Thompson
Kenneth Scott Thompson PLS #18480 August 30, 1996 Date



BASIS OF BEARINGS

The bearings hereon are based upon the north line of the SE/4 SW/4 Section 8 being S89 57' 31 E as shown on the Palace Estates Subdivision plat recorded in Plat Book 12 at Page 109 This line is monumented by a Mesa County Survey Marker at the center-south sixteenth and a BLM alloy cap at the southwest sixteenth

BENCHMARK The elevation of the Mesa County Survey Marker for the center-south sixteenth is 4647 27 USGS



LEGEND

- FOUND #5 REBAR
- ◆ FOUND MESA COUNTY SURVEY MARKER
- SET #5 REBAR/CAP PLS 18480
- SET #5 REBAR/CAP PLS 18480 IN CONCRETE

MEADOW GROVE at PALACE ESTATES			
REPLAT LOTS 11, 12 & 13 BLOCK 1			
PALACE ESTATES SUBDIVISION			
SECTION SE/4 SW/4 8	TWNSHP 1 South	RNGE 1 East	MERIDIAN UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6067			
Designed by kst	Checked by drs	Job No 0278-004	
0278-004 pro	Fr1 Aug 30 13:22:39 1996	Sheet 1 of 1	

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.