

MIDLANDS VILLAGE FILING NO. ONE

**A REPLAT OF THE SHIRE SUBDIVISION, FILING NO. ONE, AND THE SHIRE BUSINESS CENTER,
AND PLATTING OF THE E1/2 S3/4 NE1/4 SE1/4 AND THE W1/2 S3/4 NE1/4 SE1/4, SECTION 15, T1S, R1E, U.M.
EXCEPT THE SHIRE SUBDIVISION, FILING NO. ONE, CHATFIELD SUBDIVISION, AND THE SHIRE BUSINESS CENTER,
AND THE N1/2 SE1/4 SE1/4 AND THE EAST 16-1/2 ACRES OF THE SW1/4 SE1/4, T1S, R1E, U.M.
EXCEPT THE WEST 132 FEET OF THE SOUTH 660 FEET.**

DEDICATION

That the undersigned Matt Miles is the owner of that real property situated in the SE1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, described as The East 16-1/2 Acres of the SW1/4 SE1/4 Section 15, T1S, R1E, U.M., except the South 660 feet of the west 132 feet, and The N1/2 SE1/4 SE1/4 Section 15, T1S, R1E, U.M., except that part conveyed to State Department of Highways, and All of the Shire Subdivision, Filing No One, and All of the Shire Business Center, and The E1/2 S3/4 NE1/4 SE1/4 Section 15, T1S, R1E, U.M., The W1/2 S3/4 NE1/4 SE1/4 Section 15, T1S, R1E, U.M., Except the Chatfield Subdivision, Except the Shire Subdivision, Filing No One, and Except the Shire Business Center, and being more particularly described as follows
Plat Book 13, Pages 209 and 210, and Plat Book 1642, Page 745, and Warranty Deeds Book 2224, Pages 344-347 and 354-362

Commencing at the East Quarter Corner of said Section 15, from whence the Southeast Corner of said Section 15 bears South 00 degrees 00 minutes 00 seconds West, a distance of 2641.09 feet for an assumed basis of bearings, thence South 00 degrees 00 minutes 00 seconds West, a distance of 330.00 feet, thence North 89 degrees 43 minutes 42 seconds West, a distance of 80.22 feet to the POINT OF BEGINNING, thence South 00 degrees 30 minutes 30 seconds East, a distance of 360.78 feet, thence South 05 degrees 51 minutes 50 seconds East, a distance of 70.31 feet, thence South 00 degrees 00 minutes 00 seconds East, a distance of 559.99 feet, thence North 89 degrees 42 minutes 41 seconds West, a distance of 1.76 feet, thence South 00 degrees 30 minutes 30 seconds East, a distance of 660.26 feet, thence North 89 degrees 42 minutes 40 seconds West, a distance of 1246.16 feet, thence South 00 degrees 03 minutes 11 seconds West, a distance of 660.19 feet, thence North 89 degrees 42 minutes 09 seconds West, a distance of 404.07 feet, thence North 00 degrees 03 minutes 26 seconds East, a distance of 660.01 feet, thence North 89 degrees 42 minutes 09 seconds West, a distance of 132.00 feet, thence North 00 degrees 03 minutes 26 seconds East, a distance of 660.26 feet, thence South 89 degrees 42 minutes 55 seconds East, a distance of 535.98 feet, thence North 00 degrees 03 minutes 11 seconds East, a distance of 839.49 feet, thence South 89 degrees 43 minutes 42 seconds East, a distance of 129.46 feet, thence North 00 degrees 21 minutes 18 seconds East, a distance of 100.00 feet, thence with a non-tangent curve to the left, having a delta angle of 269 degrees 00 minutes 44 seconds, a radius of 50.00 feet, an arc length of 234.76 feet, a chord bearing of North 44 degrees 51 minutes 41 seconds East, and a chord length of 71.32 feet, thence South 89 degrees 43 minutes 42 seconds East, a distance of 1049.89 feet to the POINT OF BEGINNING
Said parcel containing 60.582 acres, as described

That said owners have caused the said real property to be laid out and surveyed as MIDLANDS VILLAGE, FILING NO ONE, a subdivision of a part of Mesa County, Colorado That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the private use of the tenants forever, and hereby dedicates the OPEN SPACE shown hereon for the use of common access purposes, utility easement purposes, park and landscaping purposes, and for the general use of recreation and enjoyment by the tenants of Midlands Village, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements and areas not covered by permanent structures 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.

That said owner hereby declares there are no lienholders to herein described property

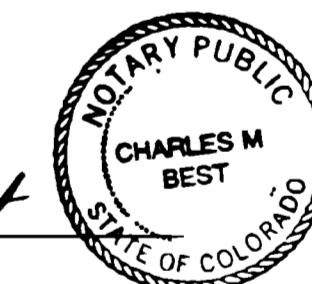
IN WITNESS WHEREOF, said owner, has caused his name to be hereunto subscribed this 26 day of August, A.D. 1996

Matt Miles

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Matt Miles this 26 day of August, A.D., 1996
Witness my hand and official seal



Charles M. Best
Notary Public

My Commission Expires Oct 9, 1999

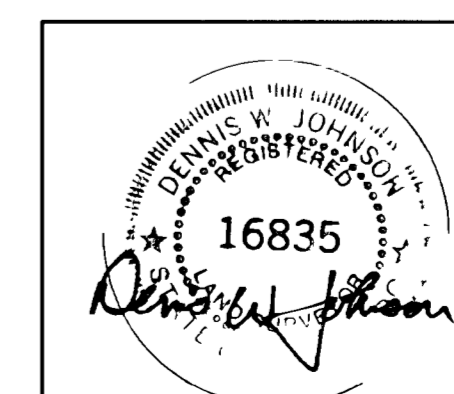
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 3:14 P o'clock P.M., August 27, A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 148-151 Reception No. 1769179 Drawer No. CL63 Fee 30.00

Monica Todd
Clerk and Recorder

By *Shirley Howard*
Deputy

Located in the SE1/4 Section 15 T1S R1E U.M



**MIDLANDS VILLAGE
FILING NO. ONE**
A Part of the SE1/4
SECTION 15, T1S, R1E,
UTE MERIDIAN, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No. 16835

PROJECT NO 95138	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE MAY 1996	LD/RM	RSK		1	3

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26 day of August, A.D., 1996, by the County Planning Commission of the County of Mesa, State of Colorado

Thomas A. Rife
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

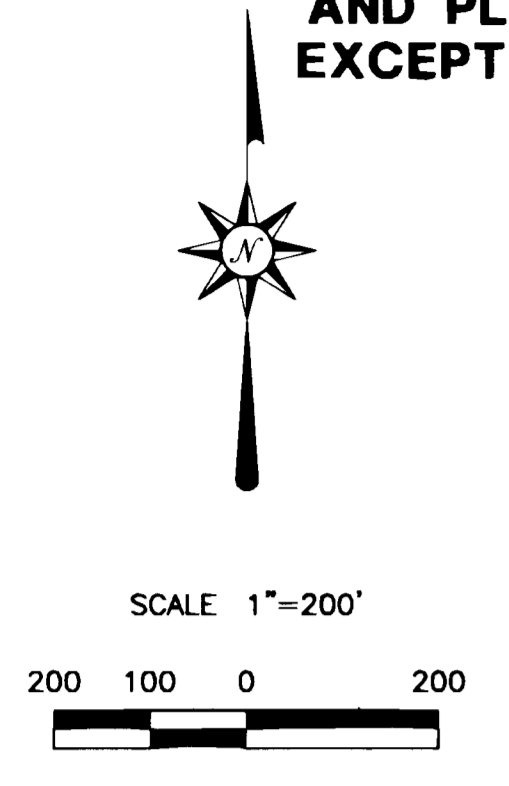
Approved this 27th day of August, A.D., 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado

Richard Hall
Chairman

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MIDLANDS VILLAGE, Filing No One and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge

Certified this 26th day of Aug, 1996



- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
 - SET ALUMINUM CAP ON No 5 REBAR PLS 16835, IN CONCRETE PER CODE
 - (R) RECORD MEASUREMENT
 - FOUND PROPERTY CORNER, AS NOTED
 - ◆ SET 2-1/2" ALUMINUM CAP ON No 6 REBAR PLS 16835, PER CODE

Northwest Corner SW1/4 SE1/4 SECTION 15 T1S R1E U.M. Found #5 Rebar Remonumented

This property line established on acreage by SENIOR RIGHTS

SW Corner SE1/4 SE1/4 SECTION 15 T1S R1E U.M. MCSM #1486 Benchmark Elev=4635.38 NAVD 1988

BASIS OF BEARINGS

Basis of bearings assumes the East line of the Southeast Quarter of Section 15 to bear S 00°00'00" W, a distance of 2641.09 feet. Both monuments on this line are Mesa County Markers as shown on the accompanying plat

Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title policy No 95-9-30K

Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"

There will be no Declaration of Covenants and Restrictions with this plat

NOTE: 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

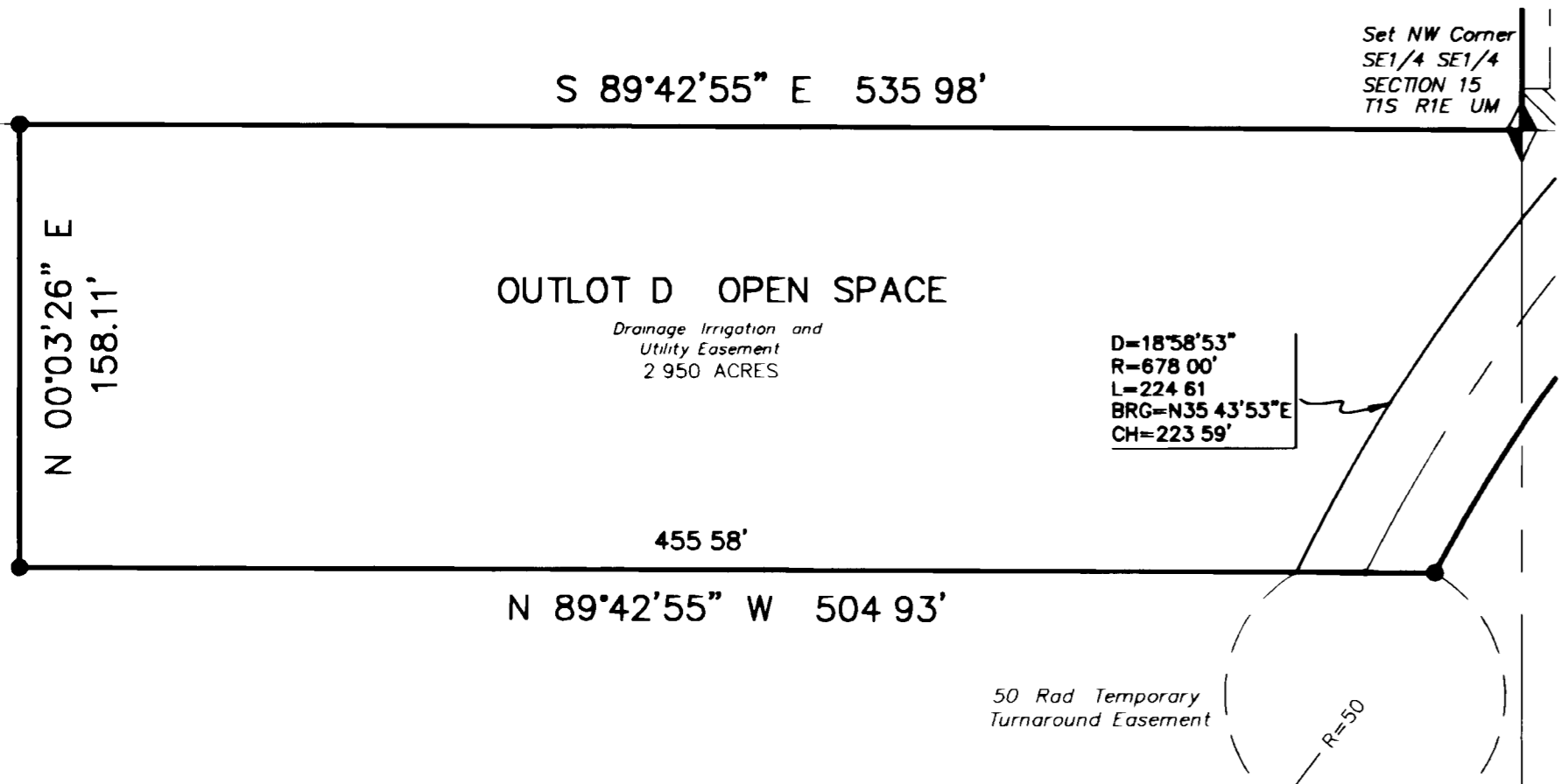
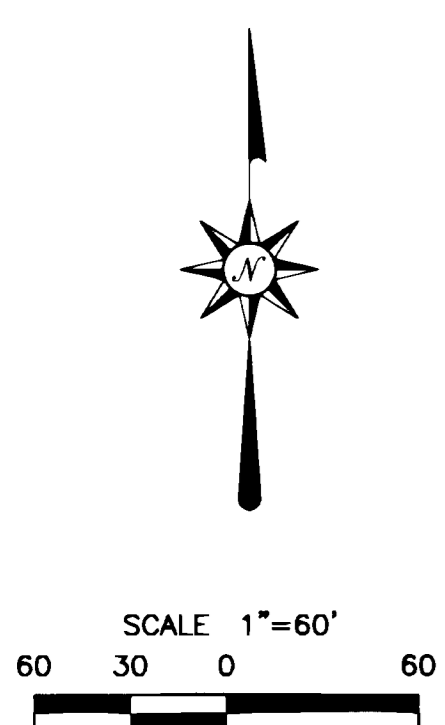
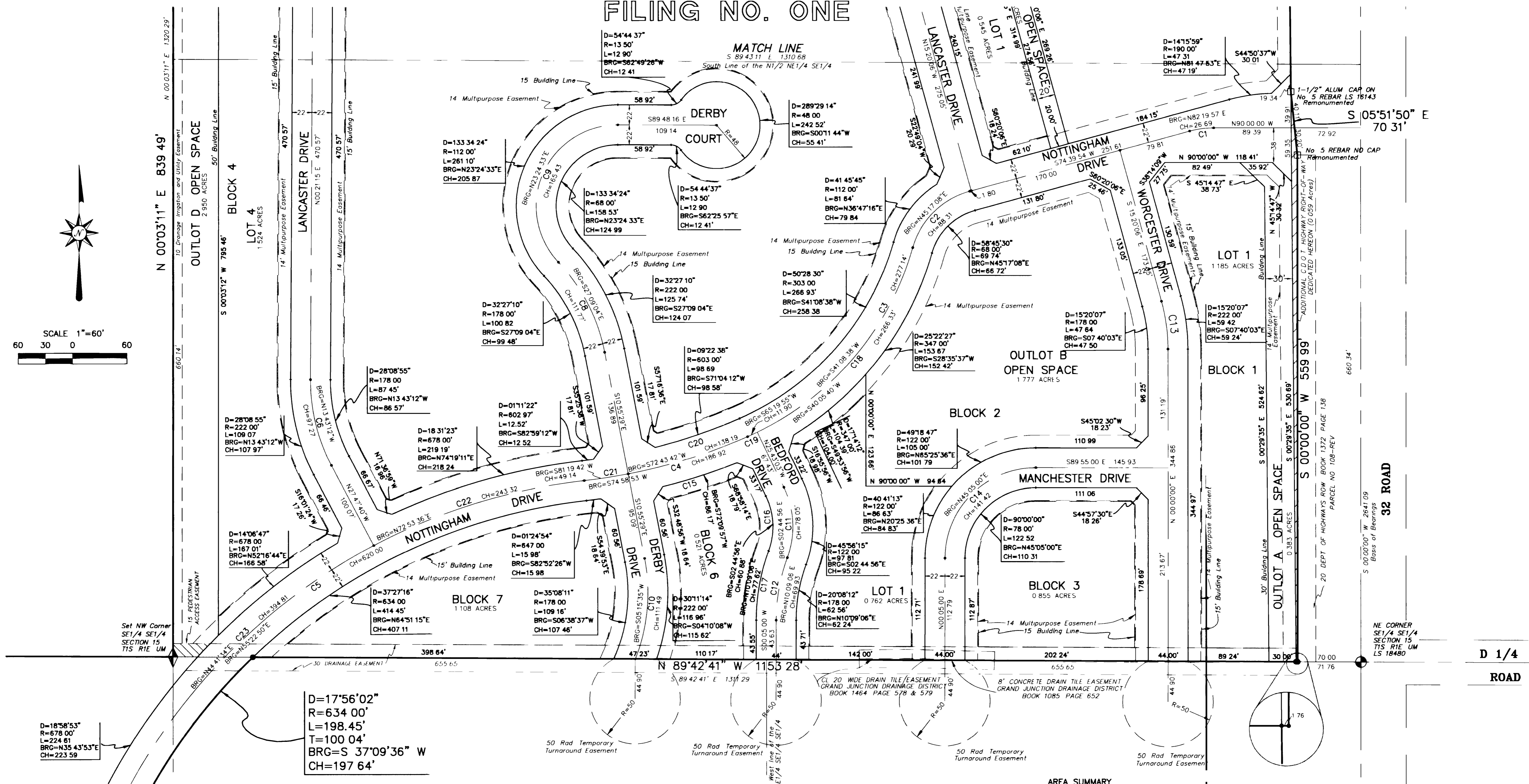
AREA SUMMARY

FILING NO ONE	= 29 523 Acres	48 73%
FUTURE FILINGS	= 30 695 Acres	50 67%
RIGHT-OF-WAY	= 0 364 Acres	0 60%
TOTAL	= 60 582 Acres	100 00%

Benchmark SW Corner SE1/4 SE1/4 SECTION 15 T1S R1E U.M. MCSM #1486 Elev=4635.38 NAVD 1988

MIDLANDS VILLAGE

FILING NO. ONE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	26.76'	26.69'	N82°19'57"E	15°20'06"	13.46'
C2	90.00'	92.30'	88.31'	N45°17'08"E	58°45'30"	50.67'
C3	325.00'	286.31'	277.14'	S41°08'38"W	50°28'30"	153.19'
C4	625.00'	187.62'	186.92'	N74°58'53"E	17°12'00"	94.52'
C5	656.00'	645.76'	620.00'	N55°22'50"E	56°24'05"	351.75'
C6	200.00'	98.26'	97.27'	N13°43'12"W	28°08'55"	50.14'
C7	100.00'	129.70'	120.80'	S57°29'26"E	74°18'39"	75.78'
C8	200.00'	113.28'	111.77'	S27°09'04"E	32°27'10"	58.21'
C9	90.00'	209.82'	165.43'	N23°24'33"E	133°34'24"	209.85'
C10	200.00'	112.99'	111.49'	S05°15'35"W	32°22'08"	58.05'
C11	100.00'	80.18'	78.05'	S02°44'56"E	45°56'15"	42.38'
C12	200.00'	70.29'	69.93'	N10°09'06"E	20°08'12"	35.51'
C13	200.00'	53.53'	53.37'	S07°40'03"E	15°20'07"	26.93'
C14	100.00'	157.08'	141.42'	N45°05'00"E	90°00'00"	100.00'
C15	647.00'	86.24'	86.17'	N72°05'57"E	07°38'13"	43.18'
C16	78.00'	62.54'	60.88'	S02°44'56"E	45°56'15"	33.06'
C17	222.00'	78.02'	77.62'	N10°09'06"E	20°08'12"	39.42'
C18	325.00'	274.40'	266.33'	S40°05'40"W	48°22'34"	145.98'
C19	625.00'	111.91'	111.90'	N65°19'55"E	02°05'56"	5.95'
C20	625.00'	138.47'	138.19'	N72°43'42"E	12°41'38"	69.52'
C21	625.00'	49.15'	49.14'	N81°19'42"E	04°30'21"	24.59'
C22	656.00'	244.74'	243.32'	N72°53'36"E	21°22'32"	123.81'
C23	656.00'	401.02'	394.81'	N44°41'34"E	35°01'33"	207.00'
C24	80.00'	125.66'	113.14'	N45°21'15"E	90°00'00"	80.00'

AREA SUMMARY

LOTS	=	17.324 Acres	58.68%
FUTURE RETAIL	=	1.493 Acres	5.06%
PRIVATE RIGHT-OF-WAY	=	4.992 Acres	16.91%
PUBLIC RIGHT-OF-WAY	=	0.059 Acres	00.20%
OPEN SPACE	=	5.655 Acres	19.15%
TOTAL	=	29.523 Acres	100.00%

BASIS OF BEARINGS

Basis of bearings assumes the East line of the Southeast Quarter of Section 15 to bear S 00°00'00" W, a distance of 2841.09 feet. Both monuments on this line are BLM or Mesa County Markers as shown on the accompanying plat. Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title policy No 95-9-30K.

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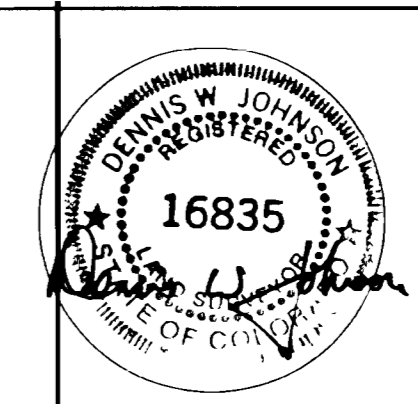
SURVEYOR'S CERTIFICATION

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Certified this 26th day of Aug., 1996

LEGEND

- ◆ MESA COUNTY OR BLM SURVEY MARKER
- CALCULATED CENTERLINE POINT
- SET ALUMINUM CAP ON No 5 REBAR, PLS 16835, IN CONCRETE PER CODE
- (R) RECORD MEASUREMENT
- FOUND PROPERTY CORNER, AS NOTED
- ◆ SET 2-1/2" ALUM CAP ON No 6 REBAR, PLS 16835, IN CONCRETE PER CODE



MIDLANDS VILLAGE FILING NO. ONE
 A Part of the SE1/4 SECTION 15, T1S, R1E, UTE MERIDIAN, MESA COUNTY, CO

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 ENGINEERS • SURVEYORS • PLANNERS

DENNIS W. JOHNSON		259 GRAND AVENUE		GRAND JUNCTION, COLORADO 81501 (970) 244-9180	
COLORADO REGISTERED SURVEYOR		PROJECT NO 95138		SUR BY DRAWN CHECKED SHEET OF	
P.L.S. No 16835		DATE AUGUST 1996		LD/RM RSK 3 3	

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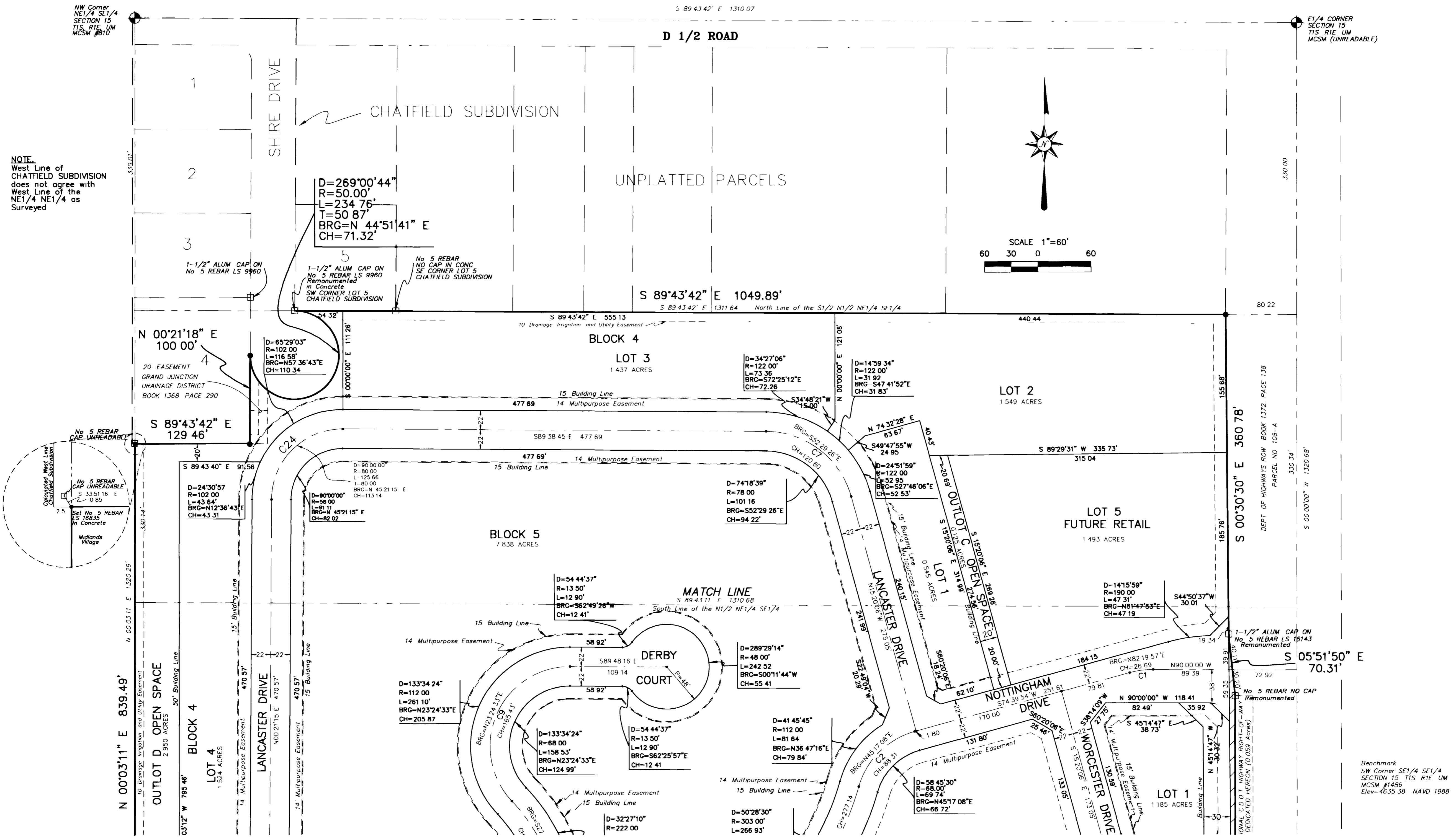
Benchmark
 SW Corner SE1/4 SE1/4 SECTION 15 T1S R1E UM
 MCSM #1486
 Elev=4635.38 NAVD 1988

Located in the SE1/4 Section 15 T1S R1E UM

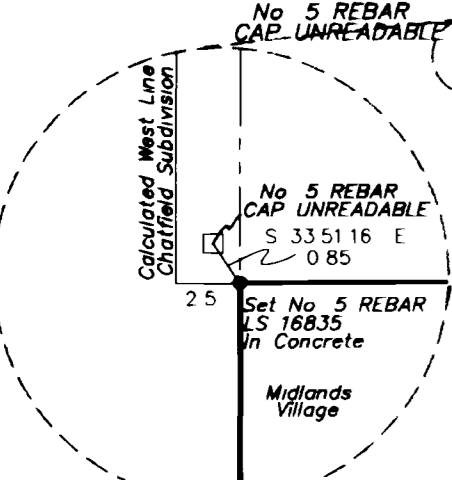
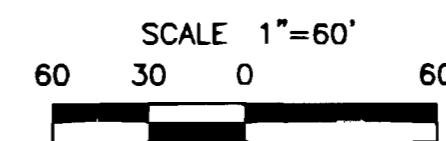
MIDLANDS VILLAGE FILING NO. ONE

S 89°43'42" E 1310.67

D 1/2 ROAD



NOTE:
West Line of
CHATFIELD SUBDIVISION
does not agree with
West Line of the
NE1/4 NE1/4 as
Surveyed



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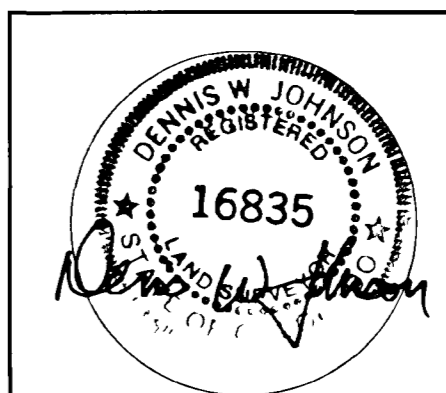
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A Part of the SE1/4
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UTE MERIDIAN, MESA COUNTY, CO

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ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE GRAND JUNCTION COLORADO 81501 (970) 244-9180			
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