

CRAMER MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Timothy S Cramer, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2081 at Pages 580-582 of the Mesa County Clerk and Recorders Office, and being situated in the S1/2 N1/2 SE1/4 Section 31, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows

That part of the S1/2 N1/2 SE1/4 of Section 31, Township 1 South, Range 1 East, Ute Meridian, described as follows Beginning at the SW corner of the NW1/4 SE1/4 Section 31, Township 1 South, Range 1 East, Ute Meridian and considering the West line of the NW1/4 SE1/4 Sec 31 to bear N00°04'40"E and all bearings contained herein to be relative thereto, thence N00°04'40"E 658.86 feet to the NW corner of the S1/2 N1/2 SE1/4 Section 31, T1S, R1E, U.M., thence S89°48'29"E 2265.20 feet along the North line of the S1/2 N1/2 SE1/4 Sec 31 to the intersection with the West boundary line for the REPLAT OF SUNRISE RIDGE SUBDIVISION AS AMENDED, thence along the West boundary of said subdivision the following (4) four courses and distances (1) S28°01'00"W 196.94 feet, (2) S06°19'38"E 48.30 feet, (3) S90°00'00"W 192.18 feet to the NW corner of Lot 9, (4) S00°01'31"E 436.82 feet to the SE corner of the W1/2 NE1/4 SE1/4 Section 31, T1S, R1E, U.M., thence N89°49'12"W 661.42 feet along the South line of the S1/2 N1/2 SE1/4 Section 31, T1S, R1E, U.M., thence N89°46'10"W 1325.51 feet to the point of beginning, containing 31.21 Acres as described

That said owner has caused the said real property to be laid out and surveyed as CRAMER MINOR SUBDIVISION, a subdivision of a part of Mesa County, 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 dedicates 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 and rights 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

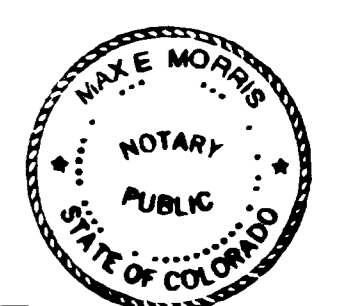
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 24th day of April A.D., 1995

Timothy S Cramer
TIMOTHY S CRAMER

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 24th day of April A.D., 1995 by Timothy S Cramer

11/19/95
My commission expires
Notary Public *M E Morris*
Address 1018 COLO. AVE. GRAND JUNCTION CO. 81501



ENCUMBRANCE'S RATIFICATION AND APPROVAL

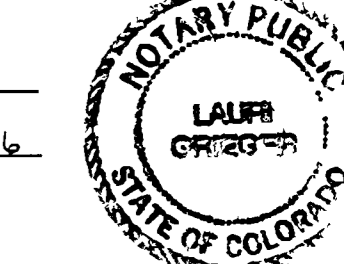
The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this map of CRAMER MINOR SUBDIVISION

Laurence K Meens
LAURENCE K MEENS

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 25th day of April A.D., 1995 by Laurence K Meens

11-19-98
My commission expires
Notary Public *Laurence K Meens*
Address 600 W 8th Palmdale Co 91346



CLERK AND RECORDERS CERTIFICATE

My commission expires
STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 4:01 o'clock P.M. this 28th day of April A.D., 1995 and is duly recorded in Plat Book No 14, Page 340 Decker BB18 \$10.00
Receipt # 1715699

Approved this 27th day of April A.D., 1995 County Planning Commission of the County of Mesa, Colorado
Max E Morris
Chairman

Approved this 28 day of April A.D., 1995 Board of County Commissioner's of the County of Mesa, Colorado
Deanna B Lenora
Chairman

I, Max E Morris, certify that the accompanying plat of CRAMER MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

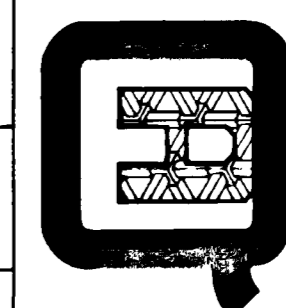
Max E Morris
Max E Morris, QED Surveying Systems Inc
Colorado Registered Professional Land Surveyor LS 16413
4/24/95
Date



CRAMER MINOR SUBDIVISION

FINAL PLAT

SITUATED IN THE S1/2 N1/2 SE1/4 SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, U.M	
FOR CRAMER	SURVEYED BY SB MF
SCALE 1" = 200' FT	DRAWN BY MEM
DATE 4/24/95	ACAD ID CRAMER
	SHEET NO
	FILE 94235 8



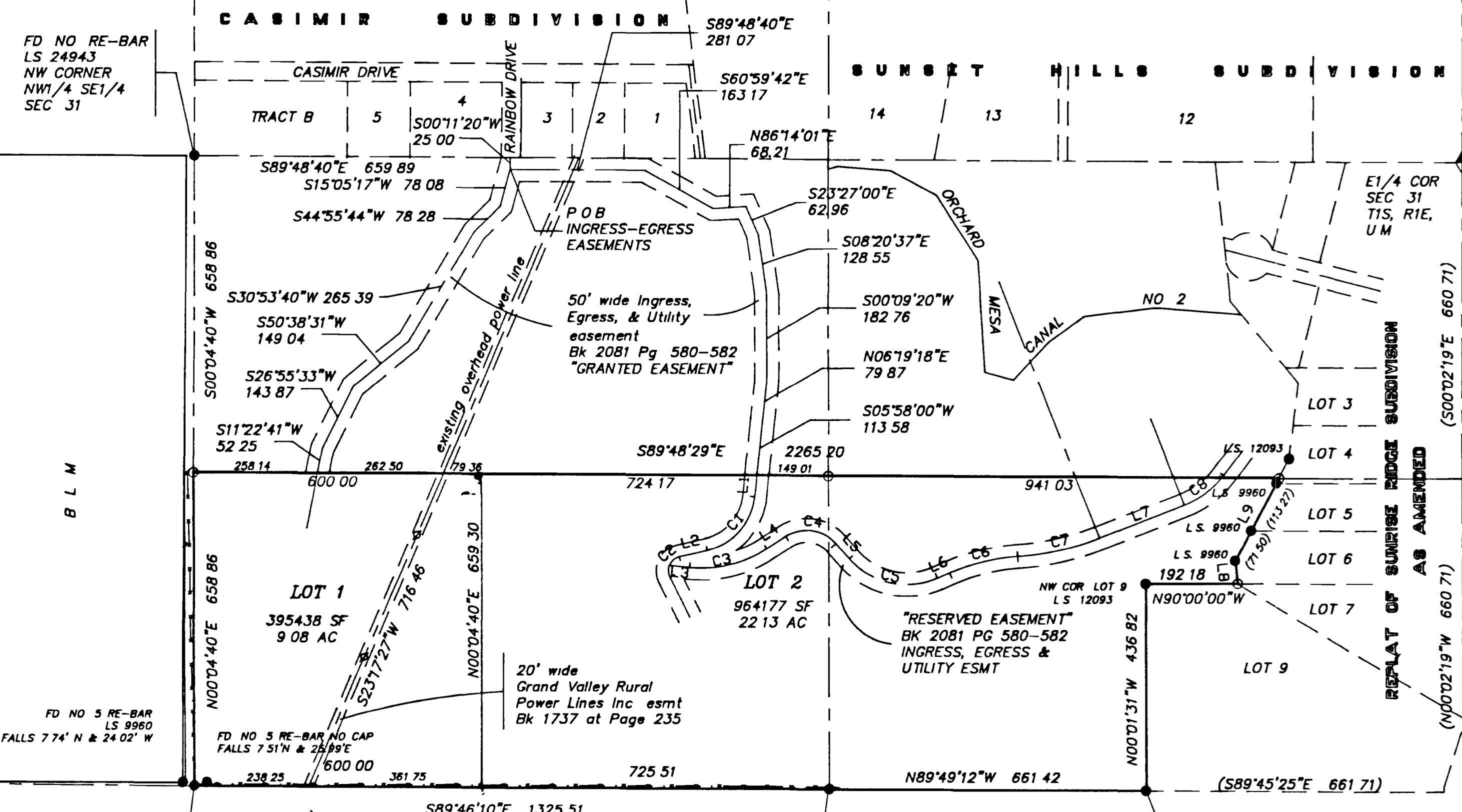
QED SURVEYING SYSTEMS Inc
1018 COLO AVE
GRAND JUNCTION COLORADO 81501
(303) 241-2370
464-7568

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S05°58'00"W	44.85
L2	S84°19'46"E	42.86
L3	S76°59'39"W	60.12
L4	S84°19'46"E	42.86
L5	S56°46'35"E	47.04
L6	S41°09'23"E	42.44
L7	N66°09'00"E	27.69
L8	N68°33'24"E	190.03
L9	N06°19'38"W	48.30
L9	N28°01'00"E	196.94

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	129.00	159.92	149.87	S41°28'50"W	71°01'39"	92.06
C2	30.00	29.10	27.97	N49°12'16"E	55°34'46"	15.81
C3	250.00	169.71	166.47	N76°13'25"E	38°53'40"	88.27
C4	80.00	114.59	105.04	S82°11'24"E	82°04'02"	69.63
C5	159.00	201.73	188.47	S77°30'12"E	72°41'37"	117.00
C6	422.00	147.48	146.73	N76°09'42"E	20°41'25"	74.50
C7	573.00	176.18	175.49	N77°21'54"E	17°37'01"	88.79
C8	192.62	98.16	97.10	S53°57'27"W	29°11'54"	50.17



SW CORNER NW1/4 SE1/4 SECTION 31 T1S, R1E, U.M. FD NO 5 RE-BAR W/CAP LS 3315

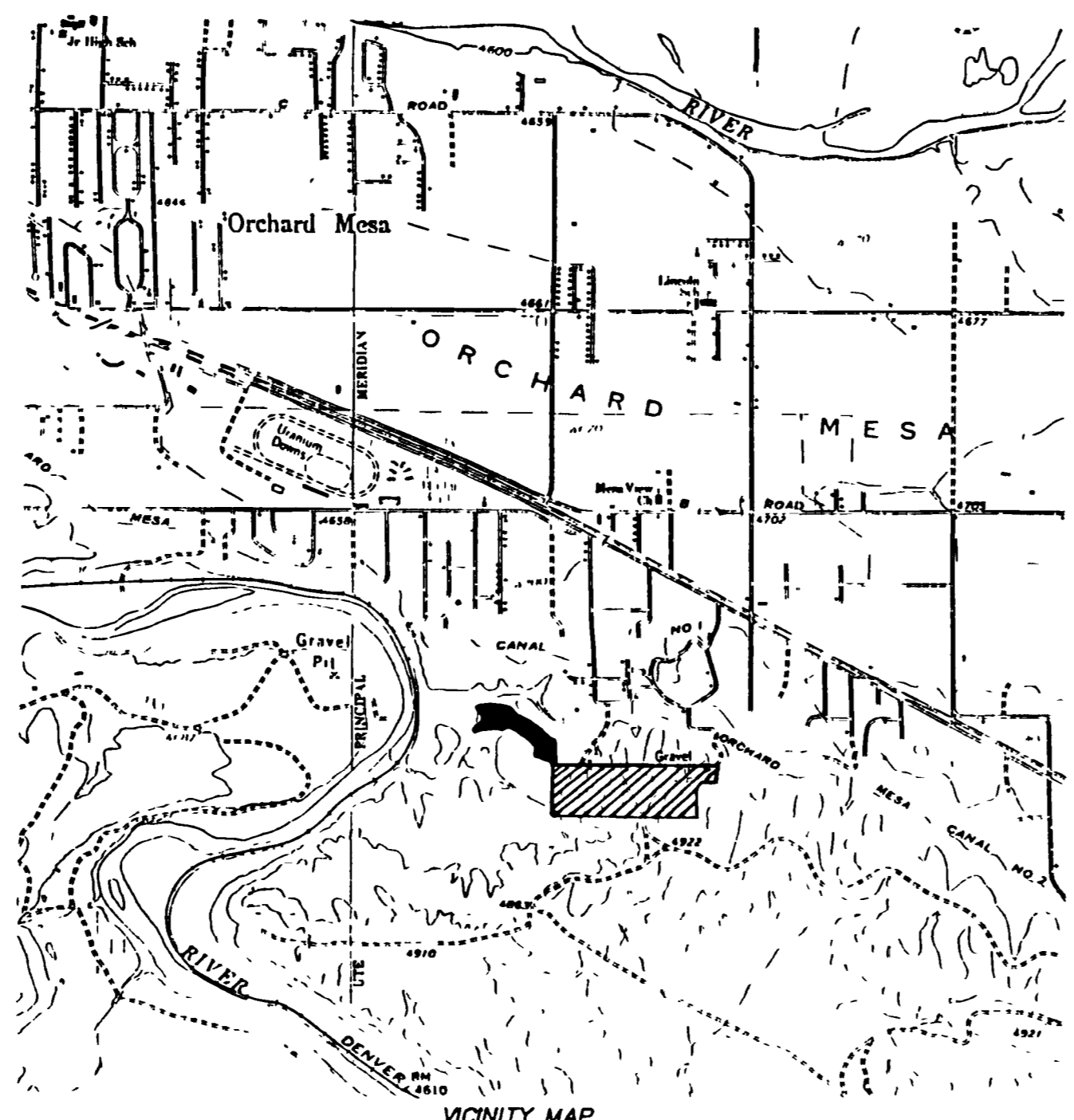
SE CORNER NW1/4 SE1/4 SECTION 31 T1S, R1E, U.M. FD NO 5 RE-BAR W/CAP LS 3315

SE CORNER W1/2 NE1/4 SE1/4 SECTION 31 T1S, R1E, U.M. FD NO 5 RE-BAR W/CAP LS 3315

- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
 - SET NO 5 RE-BAR W/CAP LS 16413 IN CONCRETE FOR BOUNDARY CORNER
 - ◆ MESA COUNTY SURVEY MARKER
 - ⊕ EXISTING POWER POLE
 - - - EXISTING FENCE LINE
 - CALLS IN () ARE FROM RECORD
 - ALL OUTSIDE BOUNDARY MONUMENTS TO BE SET IN CONCRETE

LOT SUMMARY
LOTS = 31.21 ACRES = 100%

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



SCALE 1" = 2000' FT