

MOODY SUBDIVISION

A REPLAT OF PART OF LOT 6 AND PART OF LOT 7 ACCORDING TO THE AMENDED PLAT OF MIRA MONTE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, LOUISE M MOODY is the owner of that real property situated in the SE 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in book 1793 at Page 620 and in Book 1943 at Page 752 in the records of the Mesa County Clerk and Recorders Office, being more particularly described as follows:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 21 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN FROM WHENCE THE N E CORNER OF THE SE 1/4 S E 1/4 OF SAID SECTION BEARS S01°20'00"W 1319.42 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO, THENCE S 08°22'21"W 214.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01°20'00"W 471.93 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, WHOSE CENTRAL ANGLE IS 115.37°01" AND WHOSE LONG CHORD BEARS S03°31'37"W 84.63 FEET, THENCE S01°20'00"W 32.70 FEET, THENCE N86°37'58"W 111.63 FEET; THENCE S00°59'00"W 61.66 FEET, THENCE S18°09'37"W 130.21 FEET, THENCE S00°00'00"E 93.00 FEET TO THE S.E. CORNER OF LOT 6, AMENDED PLAT OF MIRA MONTE SUBDIVISION; THENCE N90°00'00"W 1145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, THENCE N01°20'00"E 93.39 FEET ALONG THE WEST LINE OF SAID LOT 6, THENCE N45°23'00"E 285.58 FEET, THENCE N83°09'00"E 192.10 FEET, THENCE N52°28'00"E 376.44 FEET, THENCE S81°22'00"E 248.90 FEET, THENCE S59°48'00"E 137.00 FEET, THENCE N08°11'00"E 99.10 FEET, THENCE N36°43'30"E 133.90 FEET, THENCE N03°00'00"E 60.90 FEET, THENCE N29°08'00"E 98.30 FEET, THENCE N51°30'00"W 49.40 FEET TO THE POINT OF BEGINNING OF LOT 4, AMENDED PLAT OF MIRA MONTE SUBDIVISION, THENCE S84°10'00"W 37.85 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 4, THENCE N71°46'08"E 184.73 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 12.32 ACRES MORE OR LESS.

That said owner has caused the said real property to be laid out and surveyed as MOODY SUBDIVISION A REPLAT OF PART OF LOT 6 AND PART OF LOT 7, ACCORDING TO THE AMENDED PLAT OF MIRA MONTE SUBDIVISION, MESA COUNTY 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.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 1st day of January, A.D., 1994

Louise M. Moody
Louise M. Moody

STATE OF COLORADO } SS
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 1st day of January, A.D., 1994

My Commission expires July 10, 1994



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:37 o'clock A M this 8th day of FEB A.D. 1994 and is duly recorded in Plat Book No 14, Page 186 Receipt # 1670719 DRAWN A A 60

Mona Todd Clerk and Recorder By *Sandra A. Brewer* Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 2nd day of February, A.D., 1994, County Planning Commission of the County of Mesa, State of Colorado

Patricia Bond
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 7th day of February, A.D., 1994, Board of County Commissioners of the County of Mesa, State of Colorado

John Cook
Chairman

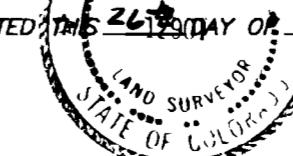
UTILITIES COORDINATING COMMITTEE

A. Paul Calamson 1/31/94
Chairman Date

FOUND MESA COUNTY BRASS CAP FOR THE N E COR SE 1/4 SE 1/4, SEC 21, T 1 S, R 1 W, U M

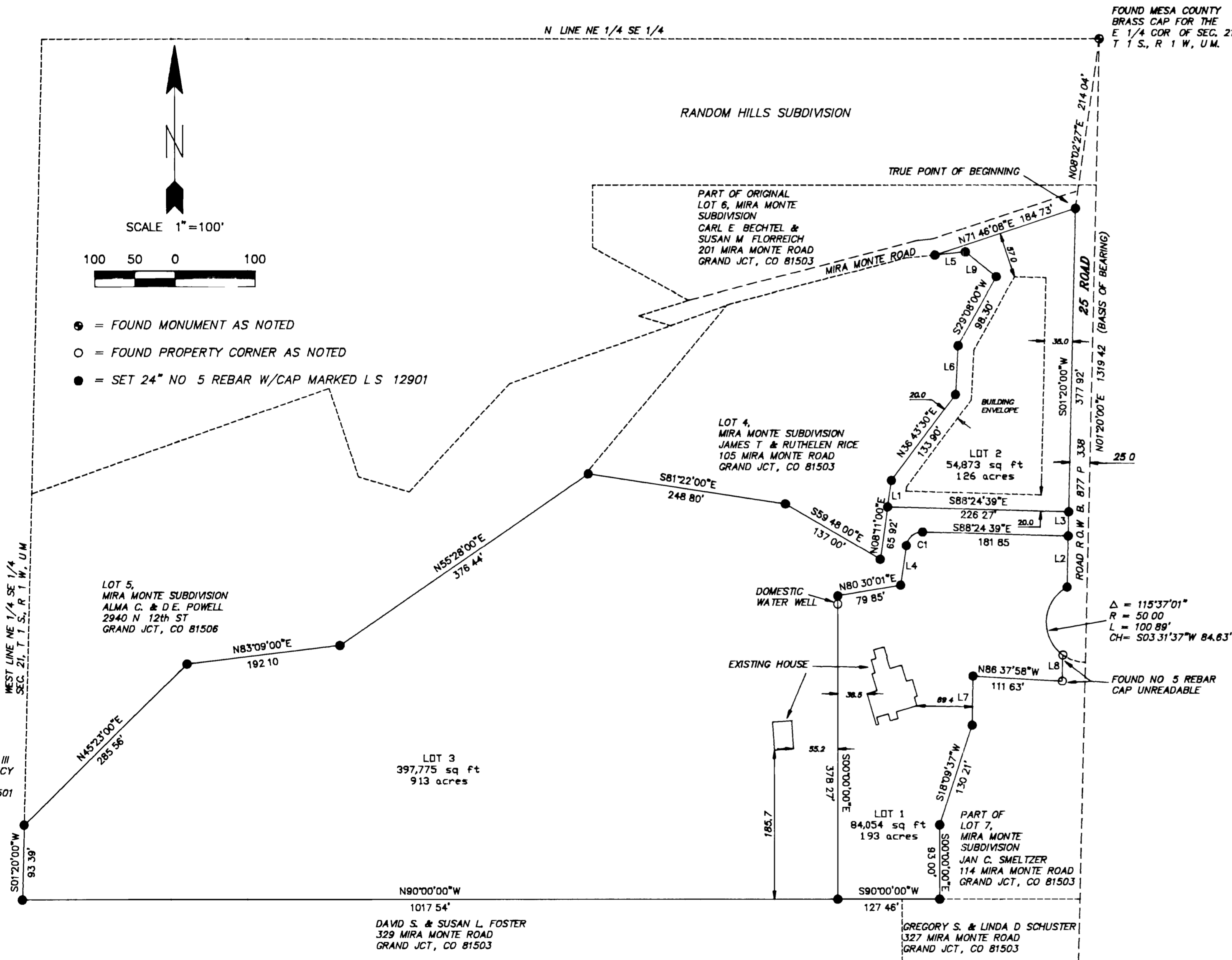
I, WILLIAM D ROY DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF MOODY SUBDIVISION A REPLAT OF PART OF LOT 6 AND PART OF LOT 7, AMENDED PLAT OF MIRA MONTE SUBDIVISION HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

William D. Roy
WILLIAM D ROY PLS 12901
DATED THIS 26th DAY OF Jan, 1994



LOCATED IN THE S.E. 1/4 OF SEC 21, T 1 S, R. 1 W, UTE MERIDIAN

MOODY SUBDIVISION
A REPLAT OF PART OF LOT 6 AND PART OF LOT 7, ACCORDING TO THE AMENDED PLAT OF MIRA MONTE SUBDIVISION



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	29.11'	17.82'	26.81'	S49°53'11"W	83°24'21"

LINE	DIRECTION	DISTANCE
L1	N08°11'00"E	33.18'
L2	S01°20'00"W	64.00'
L3	S01°20'00"W	30.00'
L4	N08°11'00"E	49.92'
L5	N84°10'00"E	37.85'
L6	N03°00'00"E	60.90'
L7	S00°59'00"W	61.66'
L8	S01°20'00"W	32.70'
L9	N51°30'00"W	49.40'

AREA IN LOTS = 12.32 ACRES OR 100%

NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION WITHIN ANY OBJECTS IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SAID OBJECTS IN NO EVENT ANY ACTION BASED UPON ANY OBJECTS IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.