

LION VALLEY SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, ROBERT E. ELLIOTT AND LAURA K. ELLIOTT are the owners of that real property the deeds of which are recorded in Book 1887, Pages 251-252 and Book 2250, Pages 401-402 of the Mesa County Clerk and Recorder's Office, said property being a part of Lots 3 and 4 of Section 23, Township 11 South, Range 101 East, of the 6th Principal Ute Meridian, Mesa County, Colorado, being more particularly described as follows

BEGINNING at the southwest corner of Lot 4 of said Section 23, Colorado, the west line of said Lot 4 of said Section 23 bears N00°04'00"W, and considering the South right-of-way line of State Highway 340 to bear S59°11'00"E with all bearings contained herein relative thereto, thence N00°04'00"W (along the West line of Lot 4 of said Section 23) a distance of 1305.45 feet, thence S89°26'02"E a distance of 61.78 feet; thence N42°09'08"E a distance of 648.52 feet, thence N14°55'38"E a distance of 290.62 feet, thence S62°50'00"W a distance of 216.15 feet; thence S89°19'00"W a distance of 300.00 feet, thence N00°41'00"W a distance of 170.00 feet, thence N89°19'00"E a distance of 265.40 feet, thence N50°46'00"E a distance of 349.00 feet, thence N30°49'00"E a distance of 282.86 feet to the south right-of-way line of State Highway 340; thence along the south right-of-way line S59°11'00"E a distance of 81.48 feet; thence S36°53'05"W a distance of 132.68 feet, thence S17°04'43"E a distance of 185.11 feet, thence S59°11'00"E a distance of 294.67 feet, thence S31°29'32"W a distance of 347.25 feet, thence S58°44'19"E a distance of 145.20 feet, thence S29°54'43"E a distance of 43.84 feet, thence S40°09'28"E a distance of 186.42 feet; thence S61°03'47"E a distance of 180.00 feet to a point on the west right-of-way line of Mockingbird Lane; thence S31°29'31"W along said west right-of-way line of Mockingbird Lane a distance of 38.67 feet to a point on a curve that bears to the left whose radius is 75.00 feet, whose delta is 02°51'30", whose length is 3.74 feet, whose long chord bears S30°03'46"W a distance of 3.74 feet, thence N63°44'04"W a distance of 175.04 feet, thence N42°36'04"W a distance of 203.50 feet, thence S24°13'56"W a distance of 174.00 feet; thence S67°35'56"W a distance of 207.10 feet, thence S05°58'56"W a distance of 241.00 feet, thence S18°48'56"W a distance of 209.00 feet, thence S15°58'04"E a distance of 127.60 feet; thence S22°08'04"E a distance of 195.50 feet; thence S03°12'04"E a distance of 129.00 feet, thence S54°49'41"W a distance of 319.60 feet, thence S29°03'41"W a distance of 199.00 feet, thence S61°41'41"W a distance of 220.60 feet, thence S44°54'41"W a distance of 151.41 feet to the south line of said Lot 4, thence N89°46'42"W along said south line of Lot 4 a distance of 81.48 feet to the southwest corner of said Lot 4. Said point being the Point of Beginning.

The above described tract of land contains 31.44 acres

The ingress-egress, all purpose utility easement is a part of Lot 3

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE.

Approved this 20th day of January, 1999 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn Hall
CHAIRPERSON

COUNTY PLANNING COMMISSION CERTIFICATE.

Approved this 21st day of Jan, 1999 A.D. by the County Planning Commission of the County of Mesa, State of Colorado

Chad Kuts
Vice - CHAIRPERSON

That said owner has caused the said real property to be laid out and surveyed as Lion Valley Subdivision, a minor 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 easement and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 19 day of JANUARY, A.D. 1999.

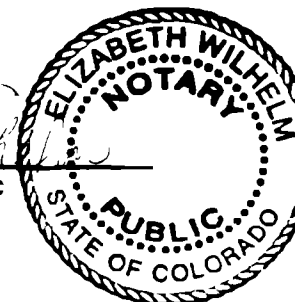
ROBERT E. ELLIOTT Laura K Elliott
ROBERT E. ELLIOTT LAURA K. ELLIOTT

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of January, 1999, by Robert E Elliott and Laura K Elliott

My commission expires May 22 2001
WITNESS my hand and seal

Elizabeth Wilhelm
Notary Public



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

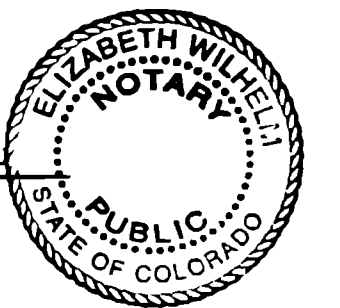
Jeff Taets
JEFF TAETS, NORWEST BANK

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of January, 1999, by Jeff Taets

My commission expires May 22 2001
WITNESS my hand and seal.

Elizabeth Wilhelm
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 1:06 o'clock P. M., on the 20th day of January, 1999 A.D. and was duly recorded in Plat Book 16, Page No 367 & 368, Reception No 1885482, Drawer No. EG-63, Fees 20.12

By Monika Todd
Clerk and Recorder

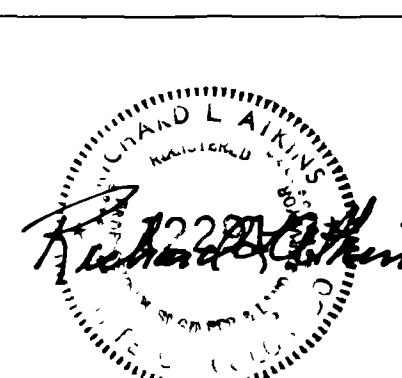
Olivia Nunez
Deputy

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 the C.R.S.

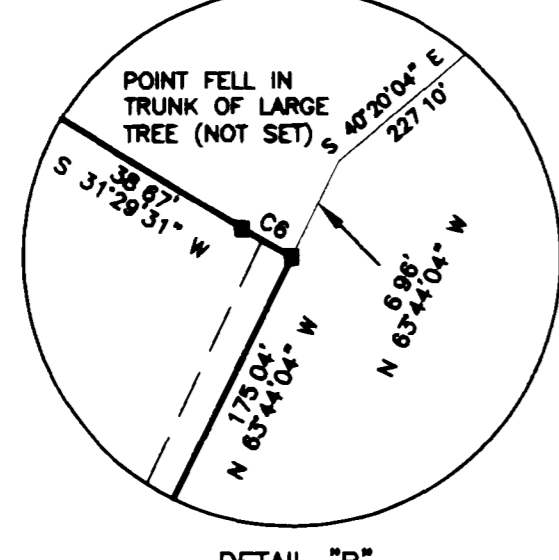
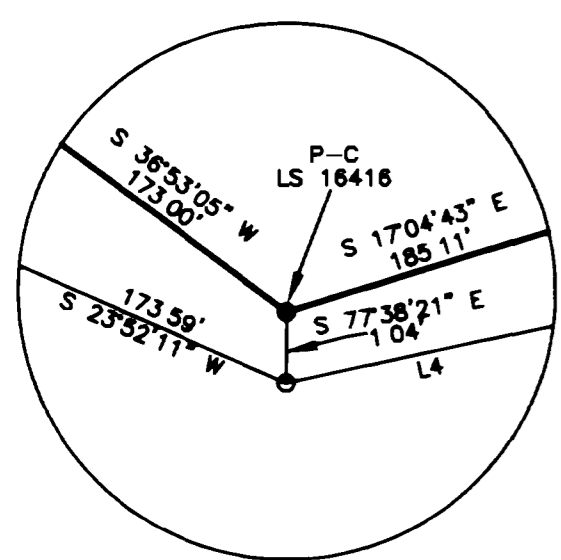
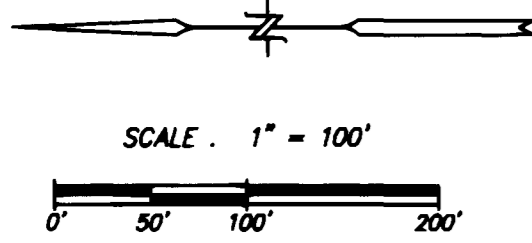
IN WITNESS WHEREOF I have set my hand and seal this 18th day of January, A.D. 1999

Richard L. Atkins
RICHARD L. ATKINS
PE/PLS NO 12291



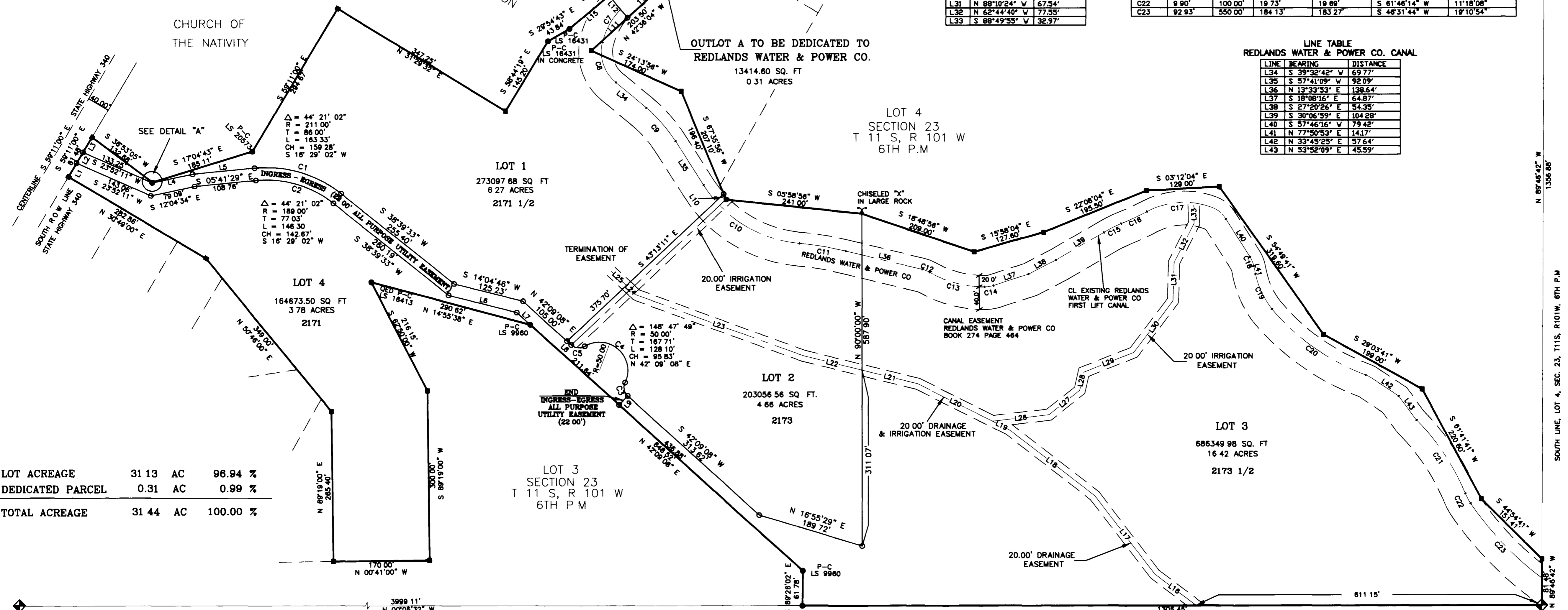
LION VALLEY SUBDIVISION
A TRACT OF LAND IN LOTS 3 AND 4 SECTION 23, T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO
ATKINS AND ASSOCIATES, INC.
P O BOX 2702, 518 28 ROAD, SUITE B-105 GRAND JUNCTION, COLORADO 81502
970-245-8630 FAX 970-245-2355

LION VALLEY SUBDIVISION



DETAIL "A"
NTS

DETAIL "B"
NTS



LOT ACREAGE	31.13 AC	96.94 %
DEDICATED PARCEL	0.31 AC	0.99 %
TOTAL ACREAGE	31.44 AC	100.00 %

MCSM #157-1
N1/4 COR.
SEC.23
T11S, R101W, 6th P.M

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	86.00'	211.00'	163.33'	159.28'	N 16°29'02" E	44°21'02"
C2	77.03'	189.00'	146.30'	142.67'	N 16°29'02" E	44°21'02"
C3	14.91'	20.00'	25.82'	23.90'	N 78°51'05" E	73°23'54"
C4	167.71'	50.00'	128.10'	95.83'	N 42°09'08" E	146°47'49"
C5	14.91'	20.00'	25.82'	23.90'	N 05°27'10" E	73°23'54"
C6	1.87'	75.00'	3.74'	3.74'	N 30°03'46" E	02°51'30"

- LEGEND**
- = MESA COUNTY BRASS CAP
 - = GLO BRASS CAP
 - = FOUND PIN
 - P-C = FOUND PIN & CAP
 - = SET REBAR & ALUMINUM CAP #12291 IN CONC
 - ▲ = 1.5" ALUM CAP
 - = SET POINT - NO 5 REBAR/CAP #12291
 - 2171 = BROADWAY STREET ADDRESS (TYPICAL)

LINE	BEARING	DISTANCE
L1	S 59°11'00" E	28.20'
L2	S 59°11'00" E	22.16'
L3	S 59°11'00" E	31.12'
L4	N 12°04'34" W	73.18'
L5	S 05°41'29" E	109.99'
L6	N 14°04'46" E	124.52'
L7	S 42°09'08" W	32.05'
L8	N 42°09'08" E	10.03'
L9	N 47°50'02" W	22.90'
L10	N 67°35'56" E	10.70'
L11	N 42°36'04" W	86.71'
L12	N 49°50'32" E	50.99'
L13	S 40°09'28" E	42.76'
L14	S 40°09'28" E	52.76'
L15	S 40°09'28" E	90.90'

LINE	BEARING	DISTANCE
L16	S 37°06'59" W	91.04'
L17	N 52°41'02" E	174.51'
L18	S 37°44'34" W	191.25'
L19	S 26°38'34" W	33.03'
L20	S 26°38'34" W	147.57'
L21	S 13°49'47" W	105.83'
L22	S 13°49'47" W	105.83'
L23	S 20°05'13" W	315.11'
L24	S 43°11'31" W	19.67'
L25	N 42°47'28" E	37.03'
L26	S 06°36'32" E	100.55'
L27	S 38°40'45" E	65.02'
L28	S 76°57'59" E	93.06'
L29	S 21°47'43" E	93.37'
L30	S 53°02'17" E	114.28'
L31	N 88°10'24" W	67.54'
L32	N 62°44'40" W	77.55'
L33	S 88°49'55" W	32.97'

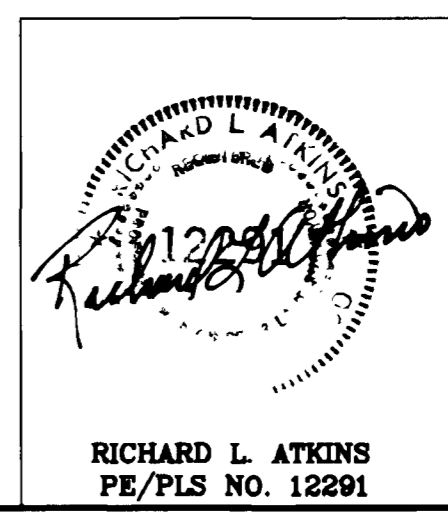
CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C7	19.56'	134.00'	38.85'	38.72'	S 55°29'02" E	18°36'48"
C8	44.15'	70.00'	78.78'	74.89'	S 71°47'07" W	64°28'51"
C9	38.91'	250.00'	79.15'	78.82'	S 48°36'55" W	18°08'28"
C10	110.49'	224.00'	205.28'	198.18'	S 31°25'54" W	52°30'31"
C11	41.43'	565.00'	82.71'	82.64'	S 09°22'16" W	08°23'15"
C12	6.92'	50.00'	13.76'	13.71'	S 21°26'51" W	15°45'55"
C13	51.74'	200.00'	101.26'	100.18'	S 14°49'33" W	29°00'31"
C14	8.12'	50.00'	16.11'	16.04'	S 08°54'29" E	18°27'33"
C15	14.17'	200.00'	28.29'	28.27'	S 28°03'51" E	08°08'15"
C16	25.23'	500.00'	50.41'	50.39'	S 24°54'03" E	05°48'38"
C17	82.87'	140.00'	118.18'	114.71'	S 03°38'20" E	48°22'03"
C18	8.85'	50.00'	17.52'	17.43'	S 67°48'34" W	20°04'38"
C19	35.06'	150.00'	68.88'	68.27'	S 64°41'37" W	28°18'33"
C20	105.03'	400.00'	205.42'	203.17'	S 35°14'57" W	28°28'26"
C21	79.23'	410.00'	156.53'	155.58'	S 56°29'05" W	21°52'26"
C22	9.80'	100.00'	19.73'	19.69'	S 61°48'14" W	11°18'08"
C23	92.93'	550.00'	184.13'	183.27'	S 46°31'44" W	19°10'54"

LINE	BEARING	DISTANCE
L34	S 39°32'42" W	69.77'
L35	S 87°41'09" W	92.05'
L36	N 13°33'33" E	138.64'
L37	S 18°08'16" E	64.87'
L38	S 27°20'26" E	54.35'
L39	S 30°06'59" E	104.28'
L40	S 57°46'16" W	79.42'
L41	N 77°50'53" E	14.17'
L42	N 33°45'25" E	57.64'
L43	N 53°52'09" E	45.59'

BASIS OF BEARINGS IS THE -SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 340, SECTION 23, T 11 S, R 101 W, UM WHICH BEARS S 59°11'00" E (BOOK 1257, PAGES 786/787)

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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"



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ATKINS AND ASSOCIATES, INC.
518 28 ROAD, SUITE B-105, P O BOX 2702 GRAND JUNCTION, COLORADO 81502
970-245-6830 FAX 970-245-2355

RICHARD L. ATKINS
PE/PLS NO. 12291

SHEET 2 OF 2