

COTTONWOOD BLUFFS

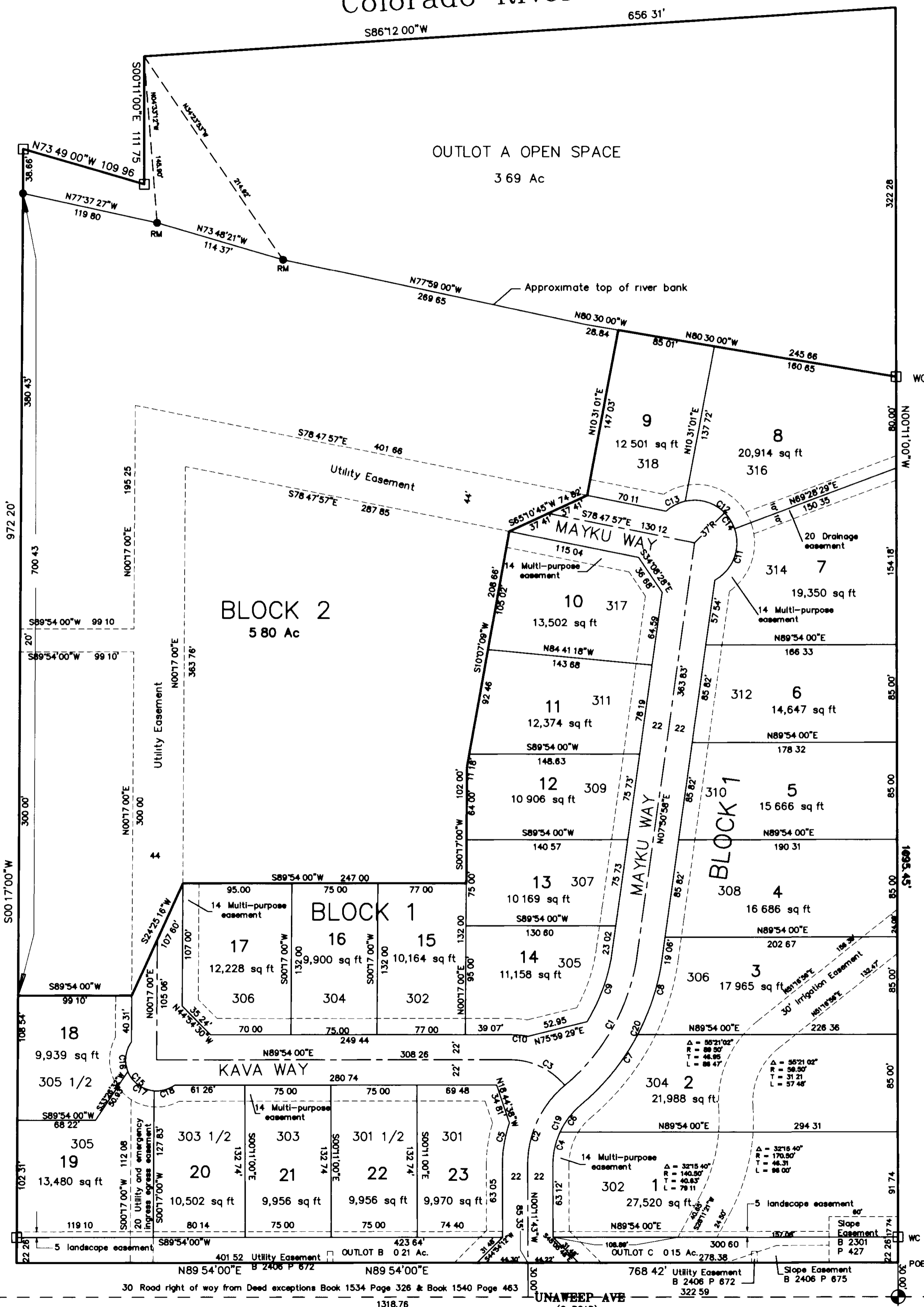
IN LOT 6 OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

Colorado River

AREA SUMMARY

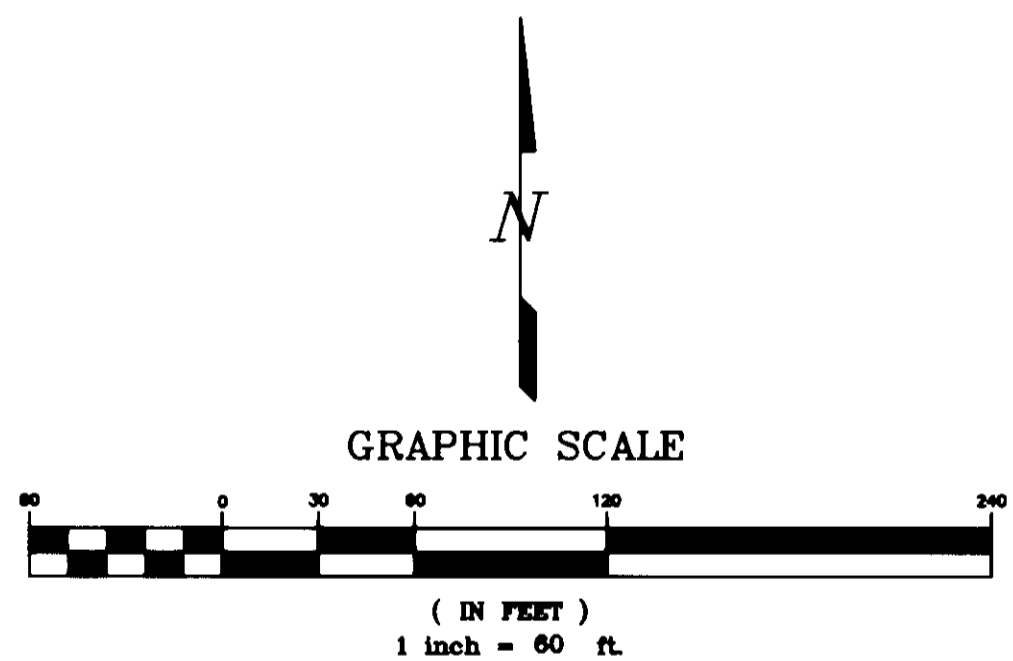
| | | |
|---------|----------|---------|
| LOTS | 7.36 Ac | 39.8 % |
| STREETS | 1.33 | 7.2 % |
| BLOCK 2 | 5.80 | 31.2 % |
| OUTLOTS | 4.05 | 21.8 % |
| TOTAL | 18.56 Ac | 100.0 % |

HIGHLAND ACRES SUBDIVISION



- LEGEND
- Found Mesa County Survey Monument
 - Found Rebar W/Cap LS 9960
 - Set 2" Alum Cap on #5 Rebar in Concrete

BASIS OF BEARINGS
It was considered that the bearing from the southeast corner of Lot 6 to the southwest corner of Lot 6 was S 89°54'00" W as shown in Deeds Book 1540 Page 463 Book 1534 Page 326



SURVEYORS CERTIFICATE
I Merritt P Dismant hereby certify that I am a registered Professional Land Surveyor and that this plat and the survey it represents was prepared under my supervision and checking from a field survey in April and May of 1998

Merritt P Dismant, PLS 10097



| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------|-------------|------------|
| C1 | 180.00' | 132.87' | 69.83' | 129.88' | N28°59'49"E | 42°17'41" |
| C2 | 90.00' | 79.07' | 42.29' | 76.53' | N24°58'25"E | 50°20'22" |
| C3 | 51.91' | 54.31' | 29.04' | 52.58' | N64°59'08"W | 50°15'45" |
| C4 | 68.00' | 29.53' | 15.00' | 29.30' | N12°14'48"E | 24°52'45" |
| C5 | 112.00' | 37.39' | 18.87' | 37.21' | N09°22'11"E | 19°07'38" |
| C6 | 68.00' | 30.21' | 15.36' | 29.96' | N37°24'44"E | 25°27'11" |
| C7 | 202.00' | 79.30' | 40.17' | 78.73' | N38°53'51"E | 22°29'56" |
| C8 | 202.00' | 69.81' | 35.26' | 69.48' | N17°45'01"E | 19°48'08" |
| C9 | 158.00' | 65.23' | 33.09' | 64.77' | N19°40'37"E | 23°39'16" |
| C10 | 83.91' | 15.76' | 7.90' | 15.73' | S84°44'04"E | 10°45'32" |
| C11 | 37.00' | 52.14' | 31.46' | 49.17' | N20°59'41"E | 80°44'32" |
| C12 | 37.00' | 53.81' | 32.93' | 49.17' | N81°02'28"W | 83°19'48" |
| C13 | 37.00' | 19.12' | 9.78' | 18.91' | N82°29'29"E | 29°36'34" |
| C14 | 37.00' | 125.07' | NONE | 73.47' | N35°28'29"W | 193°40'53" |
| C15 | 27.00' | 75.99' | 163.49' | 53.28' | N44°54'30"W | 161°14'43" |
| C16 | 27.00' | 27.11' | 14.82' | 25.98' | S06°57'14"W | 57°31'45" |
| C17 | 27.00' | 30.00' | 16.76' | 28.48' | S53°38'18"E | 63°39'43" |
| C18 | 27.00' | 18.18' | 9.84' | 18.50' | N74°30'01"E | 40°33'44" |
| C19 | 68.00' | 59.74' | 31.95' | 57.83' | N24°58'19"E | 50°19'56" |
| C20 | 202.00' | 149.11' | 78.14' | 145.79' | N28°59'48"E | 42°17'41" |

OWNERS STATEMENT AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS That the undersigned is the owner of that real property situated in Lot 6 of Section 19 Township 1 South, Range 1 East of the Ute Meridian Mesa County, Colorado as recorded in Book 2499 Page 279 and 280 of the Mesa County Clerk and Recorders records, described as follows

Commencing at the Southeast corner of Lot 6 of Section 19, Township 1 South Range 1 East Ute Meridian, Mesa County, Colorado, whence the Southwest corner of said Section 19 bears S89°54'00"W 1318.76 feet thence along the East line of said Lot 6 N00°11'00"W 30.00 feet to the point of beginning, thence N00°11'00"W 1095.45 feet thence S86°12'00"W 656.31 feet thence S00°11'00"E 111.75 feet, thence N73°49'00"W 109.96 feet thence S00°17'00"W 972.20 feet to a point on the North right-of-way line of Unaweep Avenue thence along said right-of-way line N89°54'00"E 768.42 feet to the point of beginning containing 18.56 acres

That said owners have caused the said real property to be laid out and surveyed as COTTONWOOD BLUFFS with the restrictive covenants recorded in Book 2551 Pages 474 to 499 That said owners do hereby dedicate and set apart all of the streets and roads as shown on this plat to the use of the public forever and hereby dedicate to the public utilities those portions of said real property which are labeled as utility or multi-purpose easements on this 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 the perpetual right of ingress and egress for the installation maintenance and replacement of such lines Said easements and rights shall be utilized in a reasonable and prudent manner

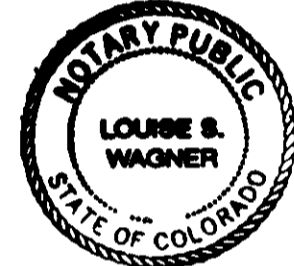
The owner hereby certifies that there are no lienholders
IN WITNESS WHEREOF, said owner has caused their name to be hereunto
subscribed this 17th day of February 1999 A.D.

Michael B Qually
R & Q, LLC
By Michael B Qually, Registered Agent

STATE OF COLORADO }
COUNTY OF MESA }SS

The foregoing instrument was acknowledged before me this 17th day of February 1999 A.D. by Michael B Qually

Witness my hand and official seal
My Commission expires 7/2/2002



COUNTY PLANNING COMMISSION
Approved this 18th day of Feb 1999 A.D., by the County Planning Commission of the County of Mesa State of Colorado

Charles A. ...
Chairperson

BOARD OF COUNTY COMMISSIONERS
Approved this 19th day of February 1999 A.D. by the Board of County Commissioners of the County of Mesa State of Colorado

Kathryn K. Hall
Chairperson

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA }SS

I hereby certify that this instrument was filed in my office at 11:24 o'clock AM this 2nd day of March 1999 A.D. and is duly recorded in Plat Book No 17 Page 1 Reception No 1890958

Drawer No 6691
Monika Todd Clerk and Recorder
Lucille McElroy Deputy Fees 10⁰⁰ 1⁰⁰

COTTONWOOD BLUFFS
In Lot 6 of Section 19
Township 1 South, Range 1 East
Ute Meridian, Mesa County, Colo

A I C
ALLIED INDEPENDENT CONSULTANTS
2956 NORTH AVE, #18
GRAND JUNCTION, CO 81504
PHONE (970) 244-8703 FAX (970) 243-2681

NOTE This corner position was determined from references provided by the City of Grand Junction The corner was removed for construction