

SUMMIT VIEW RANCH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned Casa Tiara Development Incorporated is the owner of that real property as described in Book 2538 at Pages 136 & 137 of the records of the Mesa County Clerk and Recorder's Office located in the NW 1/4 NW 1/4 of Section 15 Township 1 South Range 1 East of the Ute Meridian being more particularly described as follows

Commencing at the found Mesa County survey marker for the northwest corner of said Section 15 the basis of bearing being S90°00'00"E along the north line of said Section 15 to the W 1/16 corner of said Section 15 being a found #6 rebar with a 2" aluminum cap stamped Atkins PE-PLS 12291
 thence S90°00'00"E a distance of 495 00 feet to the point of beginning
 thence S90°00'00"E a distance of 330 38 feet
 thence S00°06'03"E a distance of 1319 16 feet to a point on the south line of said NW 1/4 NW 1/4
 thence S89°58'06"W a distance of 825 38 feet to the N 1/16 corner of said Section 15
 thence N00°06'03"W a distance of 439 61 feet along the west line of said NW 1/4 NW 1/4
 thence N00°06'30"W a distance of 577 60 feet
 thence S90°00'00"E a distance of 440 00 feet
 thence N00°06'03"W a distance of 302 40 feet to the point of beginning
 Said parcel contains 20 83 acres more or less

That said owner has caused the said real property to be laid out and surveyed as SUMMIT VIEW RANCH a subdivision of a part of the County of Mesa in the State of Colorado

That said owners do 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 multi-purpose easements, irrigation and/or drainage easements as shown on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and/or drainage facilities together with the right to trim interfering trees and brush with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. And hereby dedicates OUTLOT A to the Grand Valley Irrigation Company its successors and assigns for the installation and maintenance and repair of GVIC irrigation water transmission facilities

That all expenses for street paving or the installation of utilities referred to above shall be furnished by the seller or purchaser not by the County of Mesa

IN WITNESS WHEREOF said owner has caused their names to be hereunto subscribed this _____ day of _____ A D 1999

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of March A D 1999 by the County Planning Commission of the County of Mesa State of Colorado

[Signature]
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16th day of March A D 1999 by the Board of County Commissioners of the County of Mesa State of Colorado

[Signature]
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 1 57 o'clock P M this 23rd day of March A D 1999 and is duly recorded in Plat Book No 17 at page 29 Reception No 1894351 Fees \$0.00 + \$1.00
 Drawer No GG 111

[Signature]
Deputy

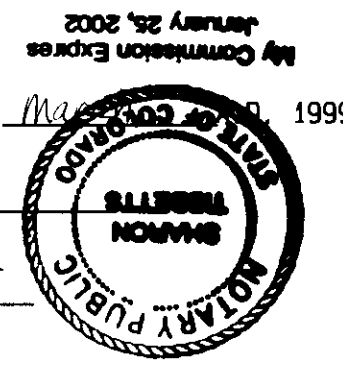
[Signature]
Clerk and Recorder

Lienholder [Signature]
Kent Shettler V P
Bank of Colorado

STATE OF COLORADO)
COUNTY OF MESA) SS

The forgoing instrument was acknowledged before me this 16th day of March 1999 by Mansel L Zeck President Casa Tiara Development Incorporated

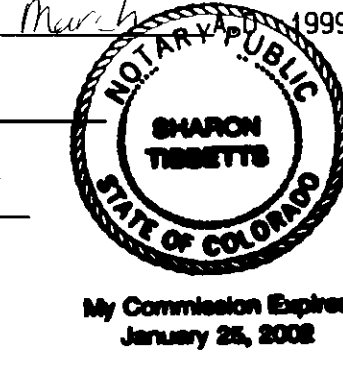
Witness my hand and official seal [Signature] Notary Public
 Address 200 Grand Ave. Grand Junction CO 81501
 My commission expires 1-25-2002



STATE OF COLORADO)
COUNTY OF MESA) SS

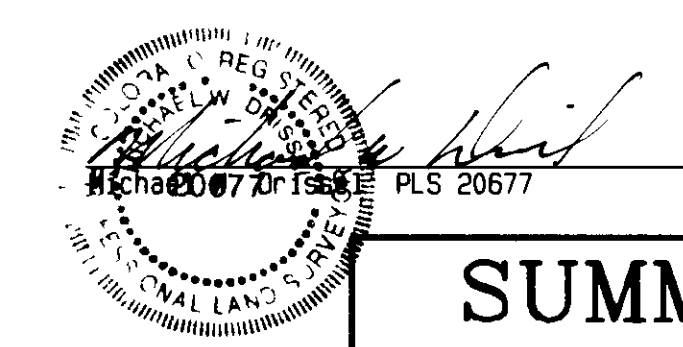
The forgoing instrument was acknowledged before me this 16th day of March 1999 by Kent Shettler Vice President Bank of Colorado

Witness my hand and official seal [Signature] Notary Public
 Address 200 Grand Ave. Grand Junction CO 81501
 My commission expires 1-25-2002

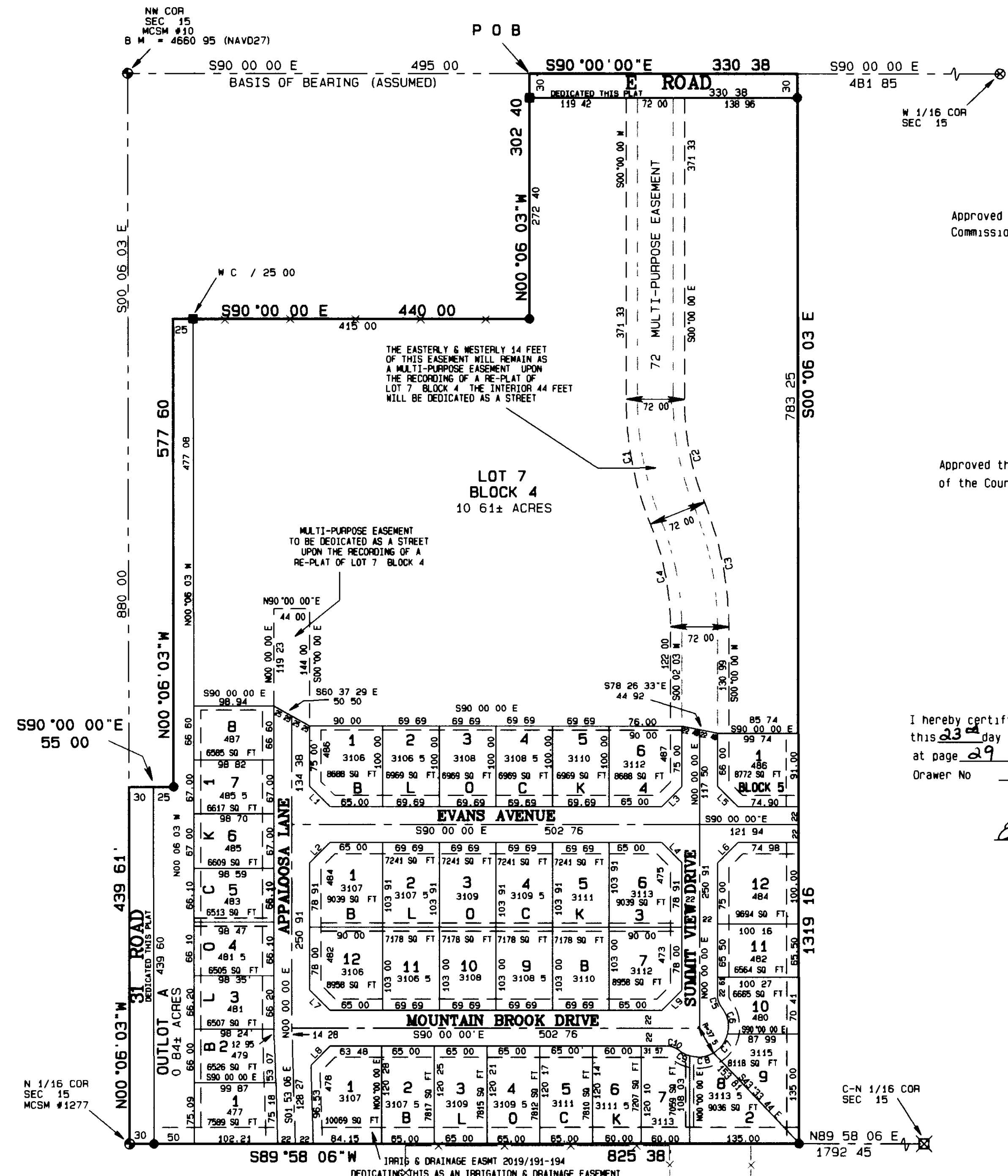


SURVEYOR'S STATEMENT

I Michael W Drissel a registered Professional Land Surveyor in the State of Colorado do hereby certify that this subdivision plat and survey of SUMMIT VIEW RANCH was made by me and/or under my direct supervision and checking and that both are accurate to the best of my knowledge and belief. That no title search was made by me to determine ownership easements or rights-of-ways recorded or unrecorded except as shown hereon



3-15-99
Date



L/C	DELTA	RADIUS	ARC	CH	BRG	CHORD
C1	21 59 50	411 00	157 79	S10 59 55 E	156 83	
C2	21 59 50	339 00	130 15	S10 59 55 E	129 35	
C3	21 59 50	411 00	157 79	S10 59 55 E	156 83	
C4	21 59 50	339 00	130 15	S10 59 55 E	129 35	
C5	38 02 13	25 00	16 60	S19 01 06 E	16 29	
C6	52 28 34	37 50	34 35	S12 21 25 E	33 16	
C7	46 19 10	37 50	30 32	S37 02 32 W	29 50	
C8	45 50 48	37 50	30 01	S83 07 26 W	29 21	
C9	22 19 28	37 50	14 61	N62 47 26 W	14 52	
C10	38 22 18	25 00	16 74	N70 48 51 W	16 43	
L1				S35 36	S45 00 00 E	
L2				S35 36	N45 00 00 E	
L3				S35 36	S45 00 00 W	
L4				S35 36	N45 00 00 W	
L5				S35 36	S45 00 00 E	
L6				S35 36	N45 00 00 E	
L7				S35 36	S45 00 00 E	
L8				S33 73	N45 00 00 E	
L9				S35 36	N45 00 00 E	

- ### LEGEND
- MESA COUNTY SURVEY MARKER
 - ⊗ 3 B L M ALUM MONUMENT
 - ⊗ FD #6 REBAR W/2 ALUM CAP STAMPED ATKINS PE-PLS 12291
 - ⊗ FD #5 REBAR W/2 ALUM CAP STAMPED DISMANT LS 10097
 - SET #5 REBAR W/2 ALUM CAP STAMPED D H SURVEYS INC LS 20677

- ### EASEMENT NOTES
- 1) There is a 14 Multi-purpose easement along the road frontage on all numbered lots
 - 2) There is a 10 Irrigation easement along the back of all lots in Block 1
 - 3) There is a 5 Irrigation easement along the back of Lots 1-12 Block 3 and Lots 1-6 Block 4
 - 4) There is a 5 Irrigation easement along the side yard of Lots 4 5 & 8 Block 1
 - 5) There is a 20 Drainage & Irrigation easement along the south boundary of this subdivision
 - 6) There is a 10 Drainage easement between Lot 7 & 8 Block 2
 - 7) There is a 15 Irrigation easement along the back of Lots 9-12 Block 2 and Lot 1 Block 5
- ALL EASEMENTS ARE DEPICTED BY A DASHED LINE ON THE PLAT HEREOF

AREA SUMMARY

DED ROADS	= 2 58 AC / 12%
OUTLOT A	= 0 84 AC / 04%
LOTS	= 17 41 AC / 84%
TOTAL	= 20 83 AC / 100%

NOTE EXTERIOR BOUNDARY CORNERS SET IN CONCRETE

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

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3-5-101

SUMMIT VIEW RANCH

LOCATED IN THE
 NW 1/4 NW 1/4 SEC 15, T1S, R1E, U.M.

D H SURVEYS INC.

118 OURAY AVE - GRAND JUNCTION, CO
 (970) 245-8749

Designed By	M W D	Checked By	S L H	Job No	280-98-05
Drawn By	TMODEL	Date	SEPT 1998	Sheet	1 OF 1