

# PALACE ESTATES SUBDIVISION FILING NO. THREE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, SONSHINE CONSTRUCTION DEVELOPMENT LLC., is the owner of that real property as described in Book 2354 at Page 345 of the records of the Mesa County Clerk and Recorder's Office, being the SE1/4 NE 1/4 SW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, EXCEPT the east 30 feet for road purposes, being more particularly described as follows: Beginning at the C-S 1/16 corner of said Section 8, being a Mesa County Survey Marker, the basis of bearing being N89°57'31"W to the southwest corner of said SE1/4 NE1/4 SW1/4, being a found 2" aluminum cap in concrete stamped D H Surveys Inc. L.S. 24306; thence N89°57'31"W a distance of 660.96 feet to said southwest corner of the SE1/4 NE1/4 SW1/4; thence N00°00'19"W a distance of 660.02 feet to the northwest corner of said SE1/4 NE1/4 SW1/4; being a set 2" aluminum cap stamped D H Surveys Inc. L.S. 24306; thence S89°55'02"E a distance of 660.93 feet to the northeast corner of said SE1/4 NE1/4 SW1/4; thence S00°00'33"E a distance of 660.33 feet to the point of beginning, EXCEPT the east 30 feet for road purposes. Said parcel contains 9.56 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as PALACE ESTATES SUBDIVISION, FILING NO. THREE, a subdivision of a part of the County of Mesa, in the 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 dedicate to the Public Utilities those portions of said real property which are labeled as, multi-purpose easements, irrigation and drainage easements, as shown on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance and replacement of such lines.

Outlot A is hereby dedicated to the owners (Property/Homeowners Association) of lots hereby platted for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and for a pedestrian walkway for ingress and egress use by the general public pedestrian.

Outlot B is hereby dedicated to the owners (Property/Homeowners Association) of lots hereby platted for irrigation facilities.

Such easements and rights shall be utilized in a reasonable and prudent manner. That all expenses for the installation of utilities, or ditches referred to above, for grading or landscaping, and for street improvements, shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 11 day of Feb A.D., 1999.

SONSHINE CONSTRUCTION DEVELOPMENT, LLC.  
By: SUNDANCE PROPERTY LEASING, INC., Manager

By: Lloyd J. Davis, Jr.  
Lloyd J. Davis, Jr., Manager

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February A.D. 1999 by Lloyd J. Davis, Jr.  
Witness my hand and official seal: Gonna L. Ross  
Notary Public  
Address 750 Main St., Grand Junction, CO 81501  
My commission expires: 5/30/99



## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18<sup>th</sup> day of February A.D., 1999 by the County Planning Commission of the County of Mesa, State of Colorado.

Chal: hark  
Chairman

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 17<sup>th</sup> day of February A.D., 1999, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn Hall  
Chairman

## CLERK AND RECORDER'S CERTIFICATE

I, hereby certify that this instrument was filed for recording in my office at 12:16 o'clock P.M., this 15<sup>th</sup> day of March A.D., 1999, and is duly recorded in Plat Book No 17 at Page 21.  
Reception No. 1892991 Fee \$ 10.00 Drawer No. GG-105

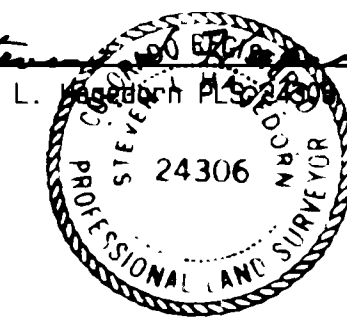
Shirley Howard  
Deputy

Monika Jodd  
Clerk and Recorder

## SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of PALACE ESTATES SUBDIVISION, FILING NO. THREE, 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.

Steven L. Hagedorn  
Professional Land Surveyor

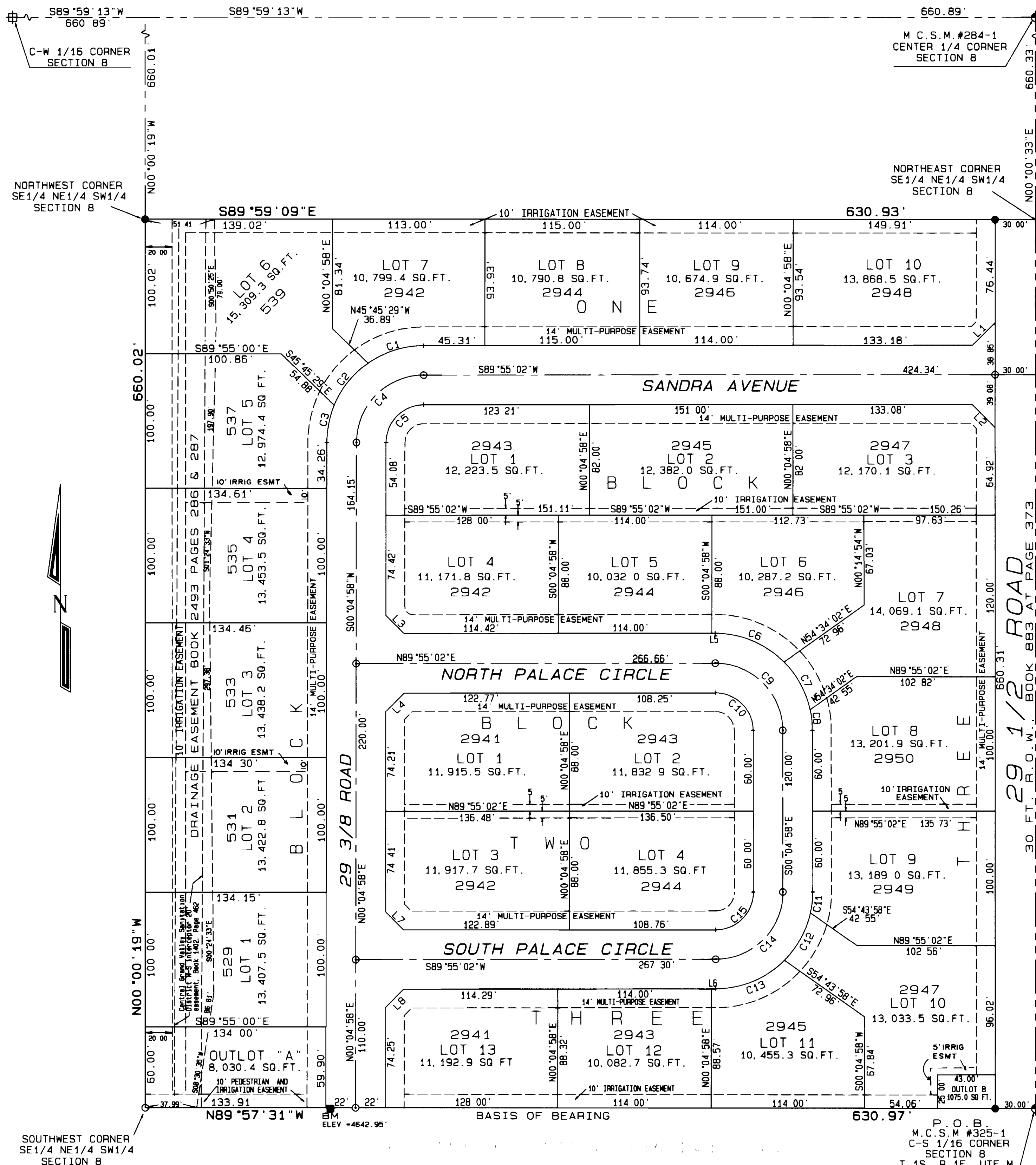


2-11-1999  
Date

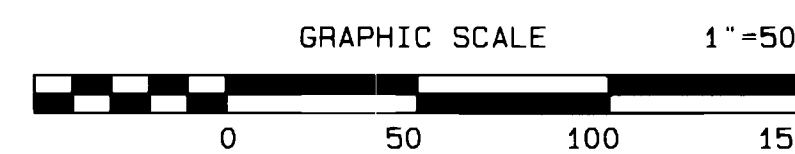
PALACE ESTATES SUBDIVISION  
FILING NO. THREE  
LOCATED IN THE  
NE1/4 SW1/4 SECTION 8, T. 1 S., R. 1 E., UTE M.

D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No 198-98-29  
Drawn By TMODEL Date FEBRUARY, 1999 Sheet 1 OF 1



CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	34°57'54"	72.00'	43.94'	S72°26'05"W	43.26'
C2	32°24'29"	72.00'	40.73'	N38°44'54"E	40.18'
C3	22°27'41"	72.00'	28.23'	S11°18'48"W	28.05'
C4	89°50'04"	50.00'	78.40'	S45°00'00"W	70.61'
C5	89°46'50"	28.00'	43.88'	N44°58'23"E	39.52'
C6	45°10'28"	72.00'	56.77'	S67°29'44"E	55.31'
C7	32°29'16"	72.00'	40.83'	S28°39'52"E	40.28'
C8	12°20'16"	72.00'	15.50'	S06°15'06"E	15.47'
C9	90°00'00"	50.00'	78.54'	S45°04'58"E	70.71'
C10	90°00'00"	28.00'	43.98'	S45°04'58"E	39.60'
C11	12°20'16"	72.00'	15.50'	S06°05'10"W	15.47'
C12	32°29'16"	72.00'	40.83'	S28°29'56"W	40.28'
C13	45°10'28"	72.00'	56.77'	S67°19'48"W	55.31'
C14	90°00'00"	50.00'	78.54'	S44°55'02"W	70.71'
C15	90°00'00"	28.00'	43.98'	S44°55'02"W	39.60'



- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER
  - ⊕ FOUND MESA COUNTY ENGINEERING 3 1/4" ALUMINUM MONUMENT L.S. 20141
  - FOUND #5 REBAR, SET IN CONCRETE AND ATTACHED 2" ALUMINUM CAP STAMPED D H SURVEYS INC. L.S. 24306
  - SET #5 REBAR W/2" ALUMINUM CAP IN CONCRETE, STAMPED "D H SURVEYS INC. L.S. 24306"
  - ⊙ CENTERLINE MONUMENTS TO BE SET AFTER CONSTRUCTION
  - "BENCHMARK" (BM) CHISELED SQUARE AT TOP BACK OF WALK ELEVATION = 4642.95 FEET NGVD (1927)

LINE	BEARING	DISTANCE
L1	S45°00'00"W	23.86'
L2	N45°00'00"W	24.11'
L3	S45°00'00"E	19.18'
L4	S44°50'04"W	19.47'
L5	S89°55'02"W	2.60'
L6	N89°55'02"E	3.36'
L7	S45°00'00"E	19.19'
L8	N44°50'04"E	19.48'

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.