CHEROKEE VILLAGE WEST

NW COR NE 1/4 SWI/4 NE COR NE 1/4 SW 1/4 SEC 16, TIS, RIE, UM SEC 16, TIS, RIE, UM N 89°59'12"E 1321.14 533.75 757 39 POINT OF BEGINNING D1/2 ROAD DEDICATED HEREON 78 00 71 00 107 00 - 10' UTILITY & IRRIGATION ESMT BLOCK 10 N37°22'04"W(NR) N68°25'14"E(NR) 6' UTILITY EASEMENT -ITY EASEMENT > 27 38 . C20 54 23 71 00 78 00 TWO 4"E(NR) N 89 59 12 E OSAGE CIRCLE 0 N 89'59'12"E 230 61 EASEMENT -N 89'59'12"E *81 26* N 89°59'12"E PAGE 609 RECORDER' 20' 20' 70 00 66 80 70.00 10' UTILITY ESMT - IO'UTILITY & IRRIGATION FASEMENT 79 99 979, AND BLOCK TRACT A BO 09____ COMMON AREA 5' UTILITY - UTILITY & IRRIGATION ESMIT EASEMENT 47E 00 THREE N 89 59 12 E 70 00 75 81 70.00 66 80 BEARING IE MESA (79.**93** 20' -6'UTILITY EASEMENT 40 30 50 00 40 00 N55°28'49"W(R) CHOCTAW PLACE N 89 59 12 E 280 61 N 89 59 12 E 253 77 127 23 29 23 C15 26 3/7/2019 78 00 -6'UTILITY EASEMENT -6' UTILITY EASEMENT BLOCK BLOCK TWO 16 15 UTILITY & IRRIGATION UTILITY & IRRIGATION EASEMENT -LEASEMENT -78 00 78 00 78 00 78 00 78 00 *533.75* S89°59′12″W -BENCHMARK EL 4624 79 *563.75* SW COR NEI/4 SWI/4 SEC 16, TIS, RIE, UM CURVE DATA **DELTA** RADIUS TANGENT ARC CHORD CHORD BRG 90 00 '00' 70 71 N 44 59 12 E 50 00 *78 54* 50 00 90 00 '00' 50 00 *78 54* 50 00 70 71 N 45 00 48 W 90 *00 ′00 " 50 00 70 71 N 44°59'11"E *78 54 50 00* 89 *52 ′ 12 " 28 25 N 45 03 '06 "E 20 00 31 37 19 95 90 '00 '00 ' 20 00 28 28 N 45 00 48 W 31 42 20 00 20 00 90 '00 '00 ' 31 42 28 28 N 44°59'12"E 20 00 90 '00 '00 " 28 28 N 44°59'11"E 20 00 31 42 20 00 90 07 48 20 00 31 46 20 05 28 32 N 44 56 54 W 90 '00 '00 " 31 42 28 28 N 45 00 48 W 20 00 20 00 90 '00 '00 " 30 00 47 12 42 43 N 44°59'12"E 90 '00 '00 ' 47 12 30 00 42 43 N 45 00 48 W 90 00 '00' 30 00 47 12 42 43 N 44°59'12"E SCALE: |" = 40' 13 14°21'41" 20 00 5 01 5 00 N 07 17 51 "E 24 49 N 52 13 57 E 75 ° 30 ' 31 " 14 20 00 26 36 15 49 27 12 N 78 48 59 E 15 | 22 20 22 27 29 70 00 13 82 *33°07'39*° 70 00 40 47 39 91 N 51 05 00 E 20 82 34 "31 '59 " 70.00 42 19 21 76 41 55 N 17°15'11"E 45°15'09° 70 00 *55 29* 29 18 53 86 N 22°38'22"W

26 * 26 * 01 * 70.00 32.29 16 44 32 01 N 58 28 57 W 18*18'51" 70.00 22 37 11 28 22.28 N 80°51'23"W 32 41 55 " 70.00 *39 95* 39 41 N 61 20'10 E 20 53 33 25 29 " 40 26 N 28 16'27"E 70.00 40 84 21 02 23 | 11 34 31 14.12 N 05 46'27"E 70.00 14.14 7 10

40 26 | N 83°50'10"E

12°18′05"

■ SET 5/8" REBAR W/CAP LS 9331 IN CONCRETE

MESA COUNTY BRASS CAP

SET 5/8" REBAR W/CAP LS 9331

NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, J P White Construction Company, a Colorado corporation, J P White President and Doris P White, Secretary, is the owner of that real property being described

A tract or parcel of land situated in the Northeast quarter of the Southwest quarter of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows

Commencing at the Northwest corner of the NE1/4 of the SW1/4 of Section 16. T 1 S. R 1 E of the Ute Meridian and considering the West line of the NE1/4 of the SW1/4 of said Section 18 to bear N 00°07'00"E as recorded in Book 976 at Page 609 in the Mesa County Clerk and Recorder's Office, and all bearings contained herein to be relative thereto, thence N 89°59'12"E 30 00 feet to the Point of Beginning, also being on the centerline of D 1/2 Road. thence continuing N 89°59'12"E along said centerline 533 75 feet, thence leaving said centerline S 00°07'00"W 515 00 feet, thence S 89°59'12"W 533 75 feet to the East right-of-way of 30 1/4 Road, thence N 00°07'00"E along said East right-of-way 515 00 feet to the Point of Beginning Said tract or parcel contains 6 31 acres more or less

That said owner has caused the said real property to be laid out and surveyed as CHEROKEE VILLAGE WEST, a subdivision of a part of Mesa County. 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 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 the installation and subsequent maintenance of such lines Said easements and rights shall be utilized in a reasonable and prudent manner

The area designated as Tract A common area is dedicated to the home owners in CHEROKEE VILLAGE WEST is for the common use and enjoyment of the homeowners of CHEROKEE VILLAGE WEST as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to CHEROKEE VILLAGE WEST recorded at the Clerk and Recorder's Office, County of Mesa, State of Colorado

That all expense for street paving or improvements shall be furnished by the sellers or purchaser, not by the County of Mesa

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 13th day of May AD 1983

J P White Construction Company, a Colorado corporation

White, President

STATE OF COLORADO) COUNTY OF MESA

A D 1983 by J P White Construction Company, a Colorado Corporation, J P White, President and Doris P White, Secretary

Witness my hand and official seal

835 Colorado Avenue Grand Junction, Colorado 81501

CLERK AND RECORDERS CERTIFICATE

COUNTY OF MESA) ss /33383/

I hereby certify that this instrument was filed in my office at $\frac{8:56}{0}$ o'clock $\frac{A}{A}$ M, this day of $\frac{20}{3}$ at Pages $\frac{13}{19}$ through $\frac{194}{194}$ inclusive Tulek - X - 32

Clerk and Recorder Deputy By These M. These 20.00

This plat is subject to covenants and restrictions as recorded in Book 1445 at Pages 348 through 355 inclusive, on this 70th day of July A D 1983.

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19 day of Jack A D 19 83 County Planning Commission of the County of Mesa. State of Colorado

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 12th day of July A D 19 83.

Board of County Commissioners of the County of Mesa. State of Colorado

Majine aller

UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this 13th day of Tule A D 19 83
Utilities Coordinating Committee of the County of Mesa, State of Colorado

Chairman Storbton

SURVEYORS CERTIFICATE

I, William G Ryden, do hereby certify that the accompanying plat of CHEROKEE VILLAGE WEST, a subdivision of a part of Mesa County, State of Colorado, has been prepared under my direct supervision and accurately represents the same



Registered Land Surveyor L S 9331

CWA COLORADO WEST ASSOCIATES INC. ENGINEERING SURVEYING PLANNING 303 245-2767

GRAND JUNCTION, COLORADO 81501

835 COLORADO AVENUE

NO DATE REVISION CHEROKEE WEST VILLAGE LOCATED IN THE NEI/4 OF THE SWI/4 OF SECTION 16, T. IS., R. IE., OF THE UTE MERIDIAN, COUNTY OF MESA,

JOB NO 83 - 1160 SHEET 1 DATE 5/83 DR SR

STATE OF COLORADO

