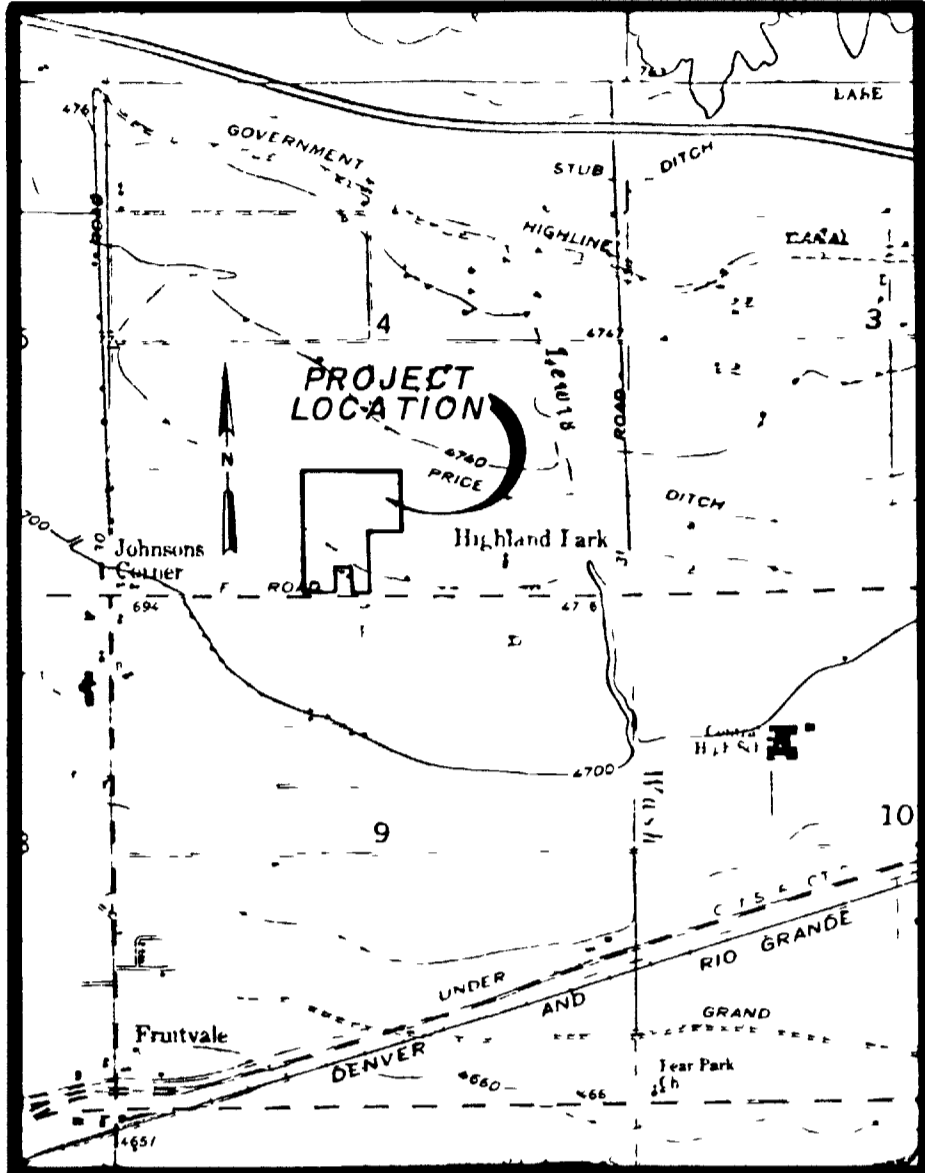


MESA VALLEY ESTATES

A TRACT IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4, SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO
 SHEET 1 OF 2



VICINITY MAP
 SCALE 1" = 2000'

UTILITIES COORDINATING COMMITTEE

Charles E. Stockton March 9, 1983
 Chairman Date

BENCHMARK 4710 35
 MESA CO SURVEYOR'S BRASS CAP
 AT SOUTH 1/4 CORNER OF SECTION 4

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, DOUGLAS F. MUTH AND JACK D. PAYNE, ARE THE OWNERS OF A PARCEL OF LAND BEING THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO; EXCEPT A PARCEL OF LAND DESCRIBED IN BOOK 980 AT PAGE 91 OF THE RECORDS OF MESA COUNTY, COLORADO; AND EXCEPT A PORTION OF THE SOUTH 50.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 CONVEYED TO THE COUNTY OF MESA AS DESCRIBED IN BOOK 1410 AT PAGE 304 OF THE RECORDS OF MESA COUNTY, COLORADO.

THIS PARCEL IS MORE COMPLETELY DESCRIBED AS A RESULT OF A FIELD SURVEY BY GINGERY ASSOCIATES, A COLORADO CORPORATION, AS FOLLOWS:

BEGINNING AT A POINT, WHICH IS NORTH 0° 12' 14" WEST 50.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 4, AND BEING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF F ROAD, THEN THE FOLLOWING ELEVEN COURSES:

ALONG THE NORTH RIGHT OF WAY LINE OF F ROAD THE FIRST COURSE:

- 1.) NORTH 89° 58' 00" WEST 196.99 FEET TO THE EAST BOUNDARY OF THE EXCEPTION DESCRIBED IN BOOK 930 AT PAGE 91;

ALONG THE BOUNDARY OF THE EXCEPTION THE NEXT THREE COURSES:

- 2.) NORTH 0° 05' 00" WEST 206.00 FEET;
- 3.) NORTH 89° 58' 00" WEST 100.00 FEET;
- 4.) SOUTH 0° 05' 00" EAST 206.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF F ROAD;

ALONG THE NORTH RIGHT-OF-WAY LINE THE NEXT COURSE:

- 5.) NORTH 89° 58' 00" WEST 363.48 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4.

THEN ALONG THE WEST AND NORTH LINES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 THE NEXT TWO COURSES:

- 6.) NORTH 0° 12' 59" WEST 1264.52 FEET;
- 7.) NORTH 89° 56' 52" EAST 660.49 FEET TO THE SOUTH CENTER SIXTEENTH CORNER OF SECTION 4;

THEN ALONG THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 THE NEXT THREE COURSES:

- 8.) NORTH 89° 56' 14" EAST 330.47 FEET;
- 9.) SOUTH 0° 12' 47" EAST 657.89 FEET;
- 10.) SOUTH 89° 57' 36" WEST 330.45 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4;

THEN ALONG THE PREVIOUSLY DESCRIBED EAST LINE THE LAST COURSE:

- 11.) SOUTH 0° 12' 53" EAST 607.75 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE PARCEL, AS DESCRIBED, IS 23.698 ACRES. THE BASIS FOR BEARINGS IS ASSUMED NORTH 89° 58' 00" WEST ALONG THE SURVEY MONUMENT LINE FROM THE SOUTH QUARTER CORNER TO THE WEST SIXTEENTH CORNER ON THE SOUTH LINE OF SECTION 4 BOTH CORNERS ARE MESA COUNTY SURVEY BRASS CAPS. ALL BEARINGS HEREIN BEING REALTIVE TO THIS LINE.

USE	AREA(Ac)	% OF TOTAL
SINGLE FAMILY RESIDENTIAL	12 2	51 5
MULTI-FAMILY RESIDENTIAL	5 7	24 0
PARK (TRACT B)	0 8	3 4
STREETS	5 0	21 1
TOTAL	23 7	100.0

THAT THE SAID OWNERS DO HEREBY DEDICATE AND SET APART THE STREETS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DEDICATE TO THE UTILITY COMPANIES THOSE PORTIONS OF SAID PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE, ELECTRIC LINES, POLES AND CABLES, SANITARY SEWER MAINS, WATER LINES, AND GAS PIPELINES, WITH FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED UTILITY EASEMENTS.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

SAID DEDICATION IS HEREBY INCORPORATED INTO AND MADE A PART OF THIS PLAT. IN WITNESS WHEREOF, SAID OWNERS, DOUGLAS F. MUTH AND JACK D. PAYNE HAVE CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 4th DAY OF FEB, A.D., 1983.

BY Douglas F. Muth BY Jack D. Payne

STATE OF COLORADO)
) SS.
 COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF FEBRUARY, A.D., 1983.

MY COMMISSION EXPIRES 5-14-83 WITNESS MY HAND AND OFFICIAL SEAL

Daniel F. Jada
 NOTARY PUBLIC



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:22 O'CLOCK A.M., 7/20/83, A.D., 1983, AND IS DULY RECORDED IN PLAT BOOK NO. 13, PAGE 137-138-139 Tract # 1320898

Earl Sawyer FEES \$ 30.00 BY Jill X-1
 CLERK AND RECORDER DEPUTY

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 14th DAY OF March, A.D., 1983. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BY J. B. Young
 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 15th DAY OF March, A.D., 1983. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY Malcolm Allen
 CHAIRMAN

SURVEYOR'S CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF MESA)

I, LAWRENCE M. JONES, JR., DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF "MESA VALLEY ESTATES", A SUBDIVISION OF THE COUNTY OF MESA, STATE OF COLORADO, HAS BEEN PREPARED UNDER BY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Lawrence M. Jones, Jr.
 LAWRENCE M. JONES, JR.
 COLORADO R.L.S. NO. 17491



OWNER

DOUG MUTH & JACK PAYNE
 3026 PATTERSON ROAD
 GRAND JUNCTION, COLORADO
 TELEPHONE (303) 243-0035

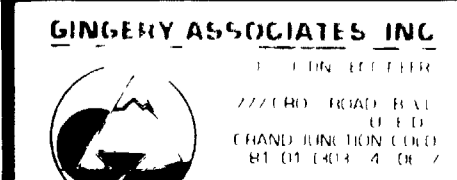
SURVEYOR

GINGERY ASSOCIATES, INC
 2777 CROSSROADS BLVD D-2
 GRAND JUNCTION, COLORADO
 TELEPHONE (303) 245-0627

ENGINEER

GINGERY ASSOCIATES, INC
 2777 CROSSROADS BLVD D-2
 GRAND JUNCTION, COLORADO
 TELEPHONE (303) 245-0627

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.



MESA VALLEY ESTATES
 MESA COUNTY, COLORADO

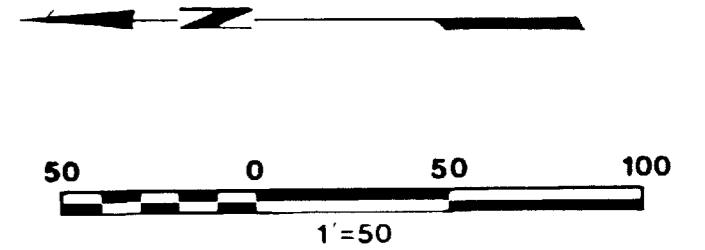
MESA VALLEY ESTATES

SHEET 2 OF 2

CURVE DATA TABLE

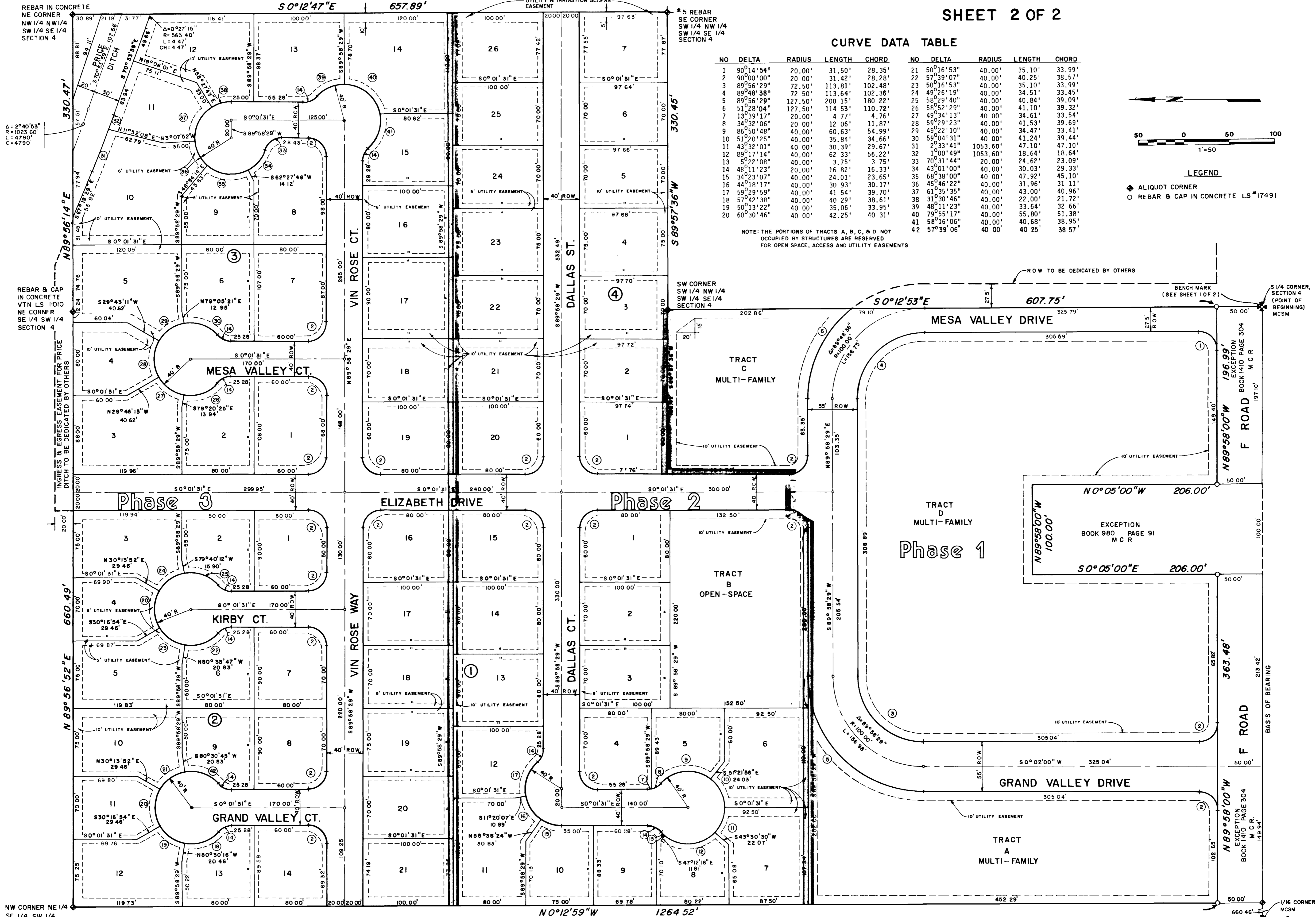
NO	DELTA	RADIUS	LENGTH	CHORD	NO	DELTA	RADIUS	LENGTH	CHORD
1	90°14'54"	20.00'	31.50'	28.35'	21	50°16'53"	40.00'	35.10'	33.99'
2	90°00'00"	20.00'	31.42'	28.28'	22	50°39'07"	40.00'	40.25'	38.57'
3	89°56'29"	72.50'	113.81'	102.48'	23	50°16'53"	40.00'	35.10'	33.99'
4	89°48'38"	72.50'	113.64'	102.36'	24	49°26'19"	40.00'	34.51'	33.45'
5	89°56'29"	127.50'	200.15'	180.22'	25	58°29'40"	40.00'	40.84'	39.09'
6	51°28'04"	127.50'	114.53'	110.72'	26	58°29'40"	40.00'	41.10'	39.32'
7	18°39'17"	20.00'	4.77'	4.76'	27	49°34'13"	40.00'	34.61'	33.54'
8	89°50'48"	40.00'	12.06'	11.87'	28	59°29'23"	40.00'	41.53'	39.69'
9	89°50'48"	40.00'	60.63'	54.99'	29	49°22'10"	40.00'	34.47'	33.41'
10	51°20'25"	40.00'	35.84'	34.66'	30	59°04'31"	40.00'	41.24'	39.44'
11	49°32'01"	40.00'	30.39'	29.67'	31	2°33'41"	1053.60'	47.10'	47.10'
12	89°17'14"	40.00'	62.33'	56.22'	32	1°00'49"	1053.60'	18.64'	18.64'
13	0°22'08"	40.00'	3.75'	3.75'	33	70°31'44"	20.00'	24.62'	23.09'
14	49°11'23"	20.00'	16.82'	16.33'	34	43°01'00"	40.00'	30.03'	29.33'
15	34°23'07"	40.00'	24.01'	23.65'	35	68°38'00"	40.00'	47.92'	45.10'
16	44°18'17"	40.00'	30.93'	30.17'	36	45°46'22"	40.00'	31.96'	31.11'
17	59°29'59"	40.00'	41.54'	39.70'	37	61°35'35"	40.00'	43.00'	40.96'
18	57°42'38"	40.00'	40.29'	38.61'	38	31°30'46"	40.00'	22.00'	21.72'
19	50°13'22"	40.00'	35.06'	33.95'	39	48°11'23"	40.00'	33.64'	32.66'
20	60°30'46"	40.00'	42.25'	40.31'	40	79°55'17"	40.00'	55.80'	51.38'
					41	58°16'06"	40.00'	40.68'	38.95'
					42	57°39'06"	40.00'	40.25'	38.57'

NOTE: THE PORTIONS OF TRACTS A, B, C, & D NOT OCCUPIED BY STRUCTURES ARE RESERVED FOR OPEN SPACE, ACCESS AND UTILITY EASEMENTS

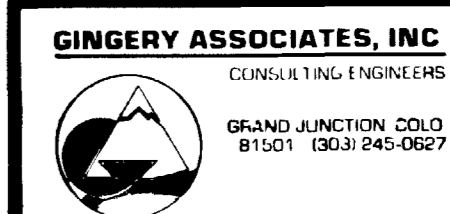


LEGEND

- ◆ ALIQUOT CORNER
- REBAR & CAP IN CONCRETE LS #17491



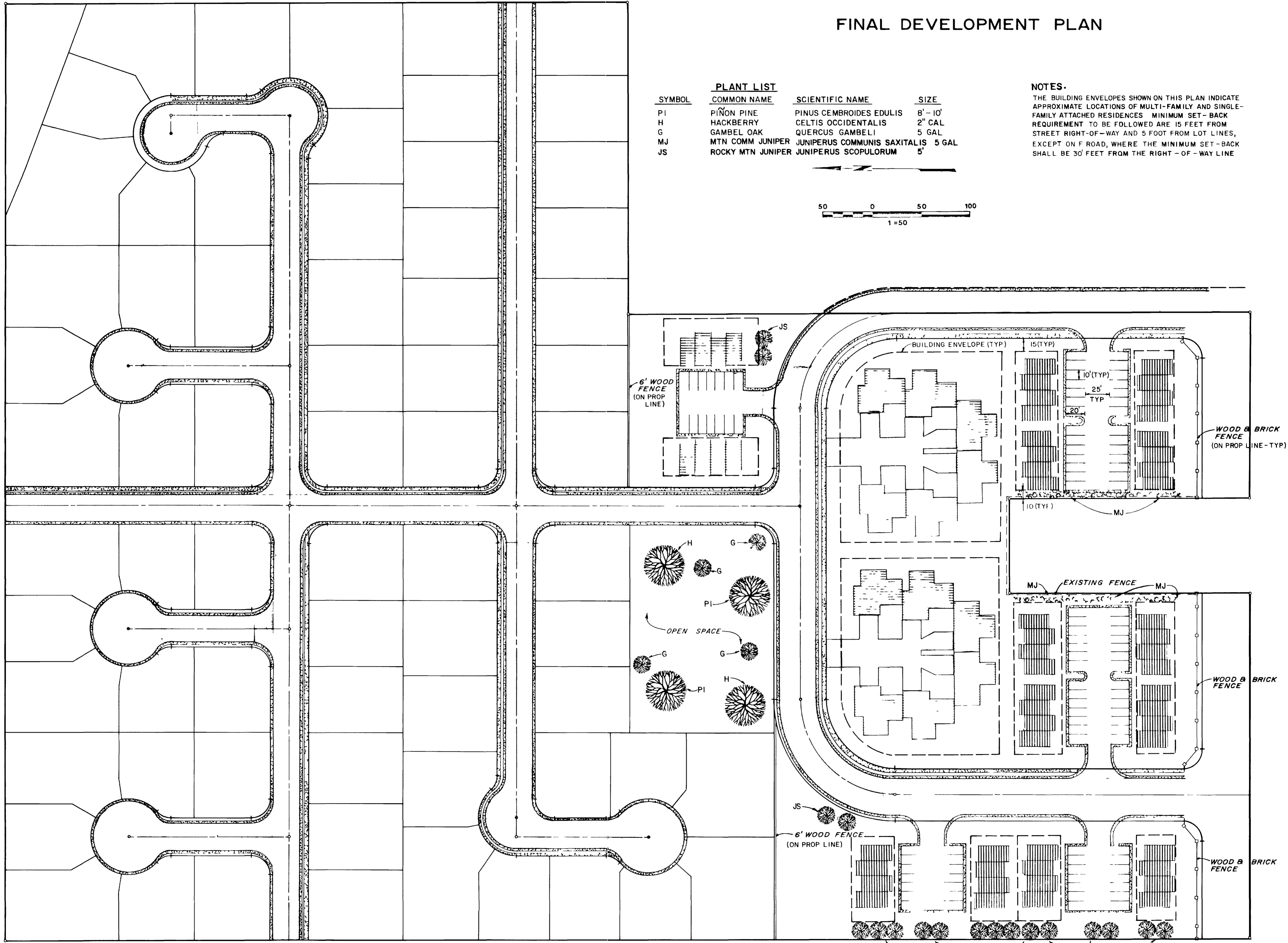
NOTE: BEARINGS BASED ON N89°58'00"W FOR SOUTH LINE OF SECTION 4
 FRONT LOT EASEMENTS 6', UNLESS NOTED
 BACK LOT EASEMENTS 10', UNLESS NOTED
 SIDE LOT EASEMENTS 5', UNLESS NOTED



MESA VALLEY ESTATES
 MESA COUNTY, COLORADO

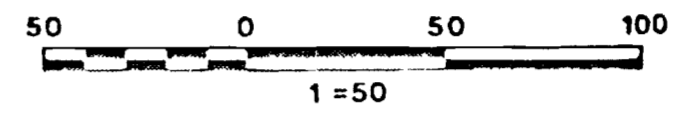
MESA VALLEY ESTATES

FINAL DEVELOPMENT PLAN



PLANT LIST			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
PI	PIÑON PINE	PINUS CEMBROIDES EDULIS	8' - 10'
H	HACKBERRY	CELTIS OCCIDENTALIS	2" CAL
G	GAMBEL OAK	QUERCUS GAMBELI	5 GAL
MJ	MTN COMM JUNIPER	JUNIPERUS COMMUNIS SAXITALIS	5 GAL
JS	ROCKY MTN JUNIPER	JUNIPERUS SCOPULORUM	5'

NOTES:
 THE BUILDING ENVELOPES SHOWN ON THIS PLAN INDICATE APPROXIMATE LOCATIONS OF MULTI-FAMILY AND SINGLE-FAMILY ATTACHED RESIDENCES. MINIMUM SET-BACK REQUIREMENT TO BE FOLLOWED ARE 15 FEET FROM STREET RIGHT-OF-WAY AND 5 FOOT FROM LOT LINES, EXCEPT ON F ROAD, WHERE THE MINIMUM SET-BACK SHALL BE 30' FEET FROM THE RIGHT-OF-WAY LINE.



GINGERY ASSOCIATES, INC.
 CIVIL ENGINEERS
 1450 11TH AVENUE
 GRAND RAPIDS, MICHIGAN 49507
 TEL: 616.454.0527

Plan 139