

OL' SUN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Olson Enterprises Inc is the owner of that real property situated in the County of Mesa State of Colorado and being a part of the E 1/2 W 1/2 NE 1/4 NE 1/4 Section 16 Township 1 South Range 1 East of the Ute Meridian as shown on the accompanying plat said real property being more particularly described as follows:

Commencing at the NE Corner of said Section 16 Thence S 89°50'50" W along the North line NE 1/4 NE 1/4 of said Section 16 a distance of 660.97 feet to the NE Corner of E 1/2 W 1/2 NE 1/4 NE 1/4 of said Section 16 and the TRUE POINT OF BEGINNING Thence S 00°01'40" E 1 319.92 feet to the SE Corner E 1/2 W 1/2 NE 1/4 NE 1/4 of said Section 16 Thence S 89°49'10" W 330.16 feet to the SW Corner E 1/2 W 1/2 NE 1/4 NE 1/4 of said Section 16 Thence N 00°02'30" W 1 320.08 feet to the NW Corner E 1/2 W 1/2 NE 1/4 NE 1/4 of said Section 16 Thence N 89°50'50" E 330.48 feet to the TRUE POINT OF BEGINNING Containing 10.010 Acres

That said owner has caused the said real property to be laid out and surveyed as Ol' Sun Subdivision a subdivision of a part of Mesa County 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 utility and drainage 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 installation and maintenance of such lines Such easements and rights shall be utilized in a reasonable and prudent manner

The areas shown as Common Open Space (Tracts "A" through "E") are Ingress/Egress and utility easements and are dedicated to the owners of the property within said Ol' Sun Subdivision for perpetual ingress/egress for themselves and the General Public and are dedicated to the owners of the property within said Ol' Sun Subdivision for esthetic purposes as determined appropriate by said owners

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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 8th day of MARCH A D 1982

Olson Enterprises Inc

David W. Olson
David W Olson - President

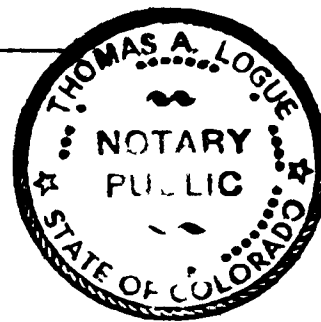
Rosalind Olson
Rosalind Olson - Secretary

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of MARCH A D 1982 by David W Olson - President and Rosalind Olson - Secretary of Olson Enterprises Inc

My Commission Expires Aug 23, 1985
Witness My Hand and Official Seal

Thomas A. Logie
Notary Public
2784 Crossroads Blvd
Grand Jet CO 81501



I CERTIFY THAT THE CURRENT OWNER IS DAVID W OLSON

David W. Olson
DAVID W OLSON
JUNE 14 1982

STATE OF COLORADO)
) ss
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June A D 1982 BY DAVID W OLSON

MY COMMISSION EXPIRES August 10, 1982
WITNESS MY HAND AND OFFICIAL SEAL

Carol L. Laclair
NOTARY PUBLIC
ADDRESS P.O. Box 2631
Franklin, Colo 81502

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss 1294650
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:06 o'clock P M this 15th day of June A D 1982 and is duly recorded in Plat Book No 13 Page 43-44-45
Carl Sawyer By Hazel M. Huskey Fees \$ 30.00 Filed - 6-29

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27 day of May A D 1982
County Planning Commission of the County of Mesa Colorado

[Signature]
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of May A D 1982
Board of County Commissioners of the County of Mesa Colorado

[Signature]
Chairman

SURVEYORS CERTIFICATE

I James T. Patty Jr do hereby certify that the accompanying plat of Ol' Sun Subdivision a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same

James T. Patty Jr 5-9-82
James T. Patty Jr
Registered Land Surveyor
Colorado Registration No 9960



Utilities Coordinating Committee
Thomas C. Calvert Jr
Chairman

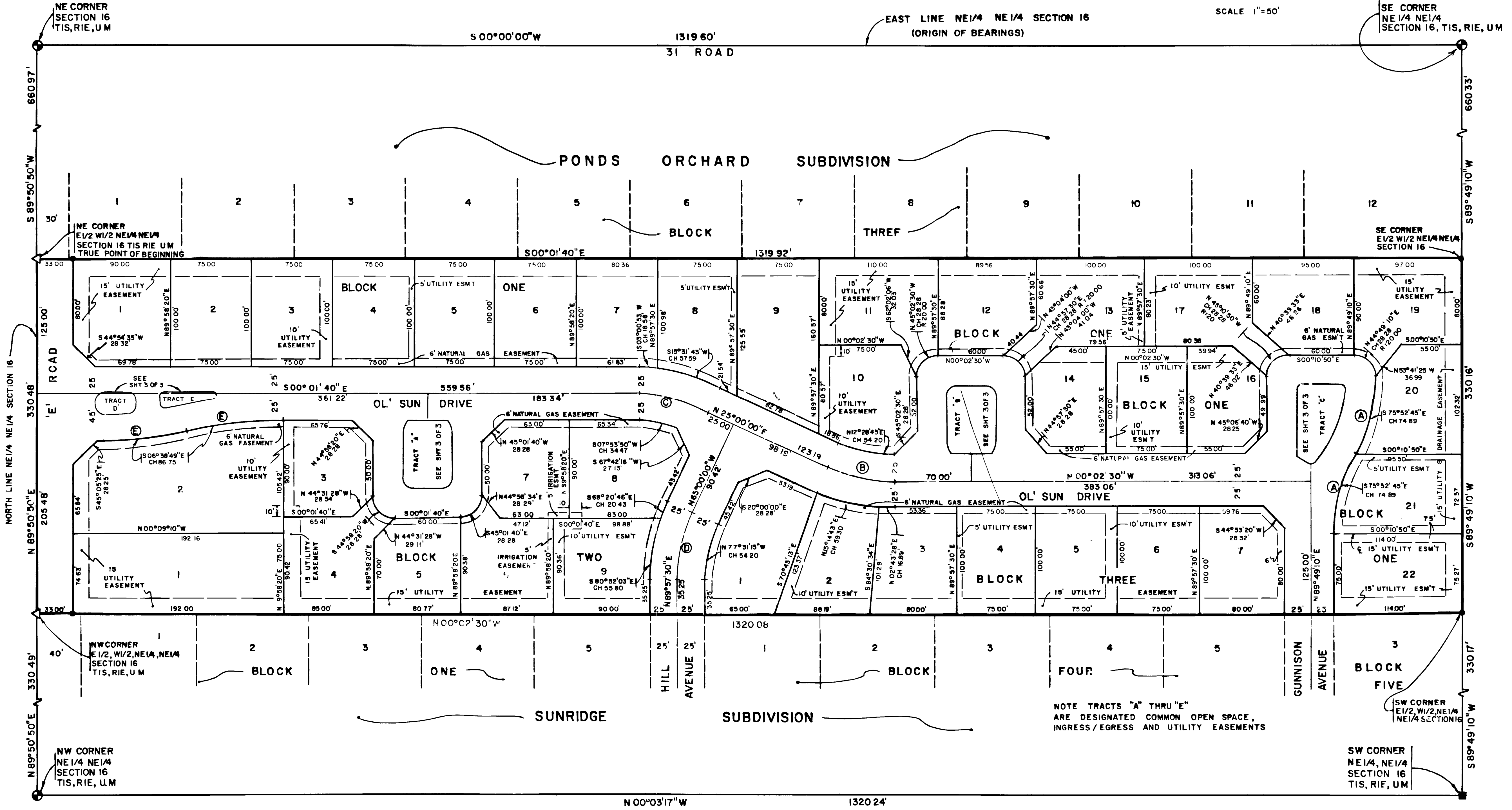
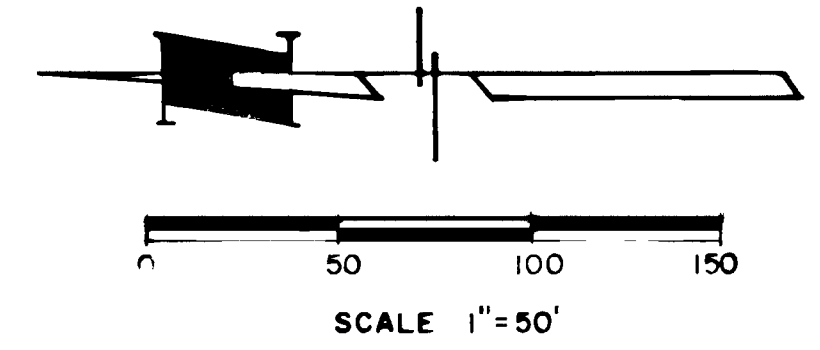
1, April 1982
Date

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

SHEET 1 OF 3

OL' SUN SUBDIVISION
PARAGON ENGINEERING, INC. <small>Pls. See 1977 The Colorado Board of Registered Land Surveyors</small>

OL' SUN SUBDIVISION



NOTE TRACTS "A" THRU "E" ARE DESIGNATED COMMON OPEN SPACE, INGRESS/EGRESS AND UTILITY EASEMENTS

AREA QUANTITIES

AREA IN TRACTS "A" THRU "E"	0.216 ACRES OR 2.16%
AREA IN LOTS	7.380 ACRES OR 73.73%
AREA IN ROAD ROW	2.414 ACRES OR 24.11%
TOTAL AREA	10.010 ACRES OR 100.00%

TOTAL NUMBER OF LOTS = 38

LEGEND

- MESA COUNTY BRASS CAP
- FOUND CORNER
- PK NAIL
- 5/8" REBAR & MONUMENT CAP SET IN CONCRETE
- 5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS

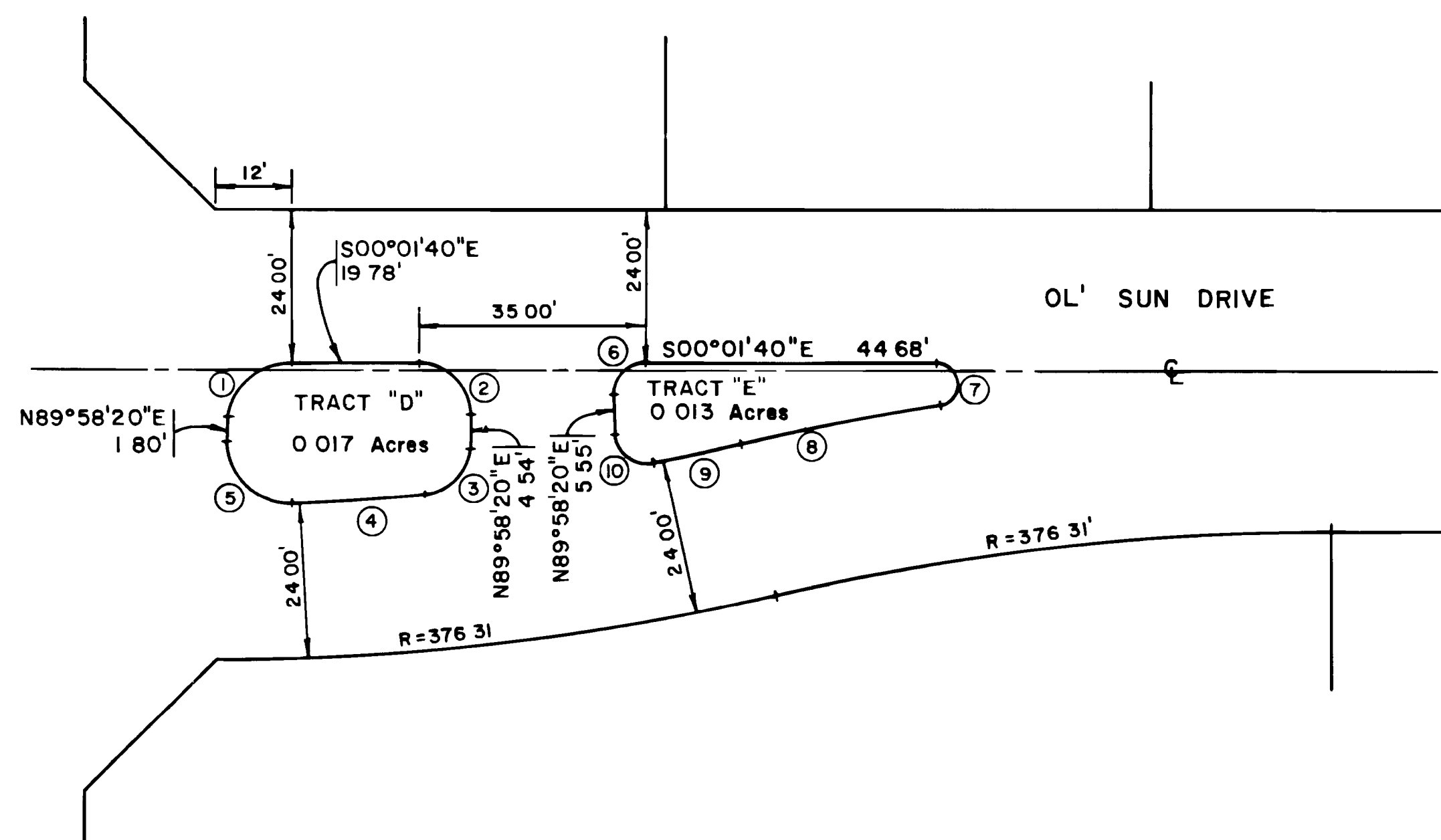
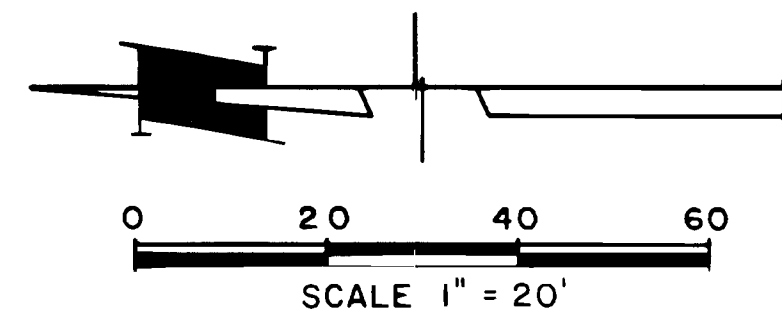
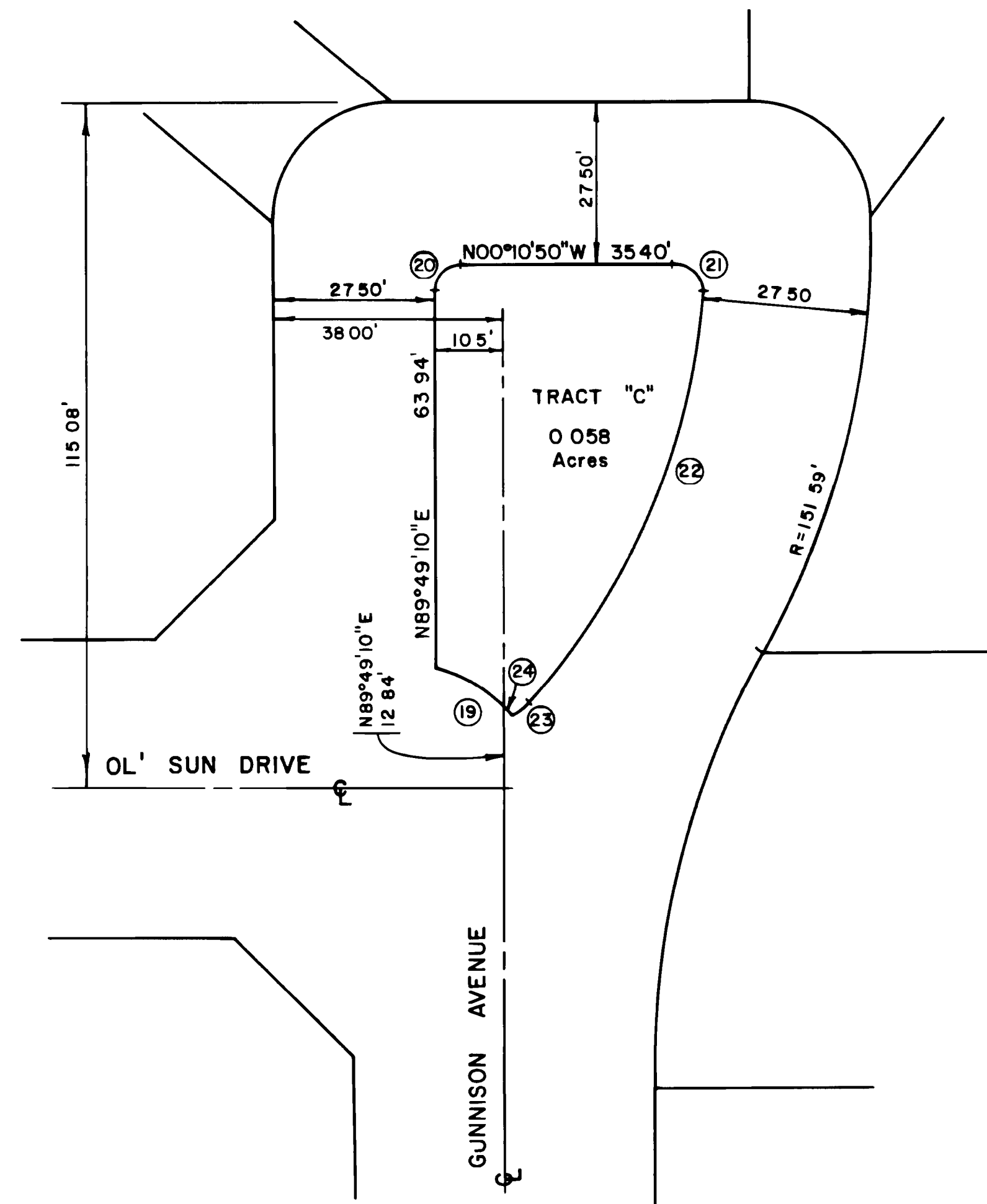
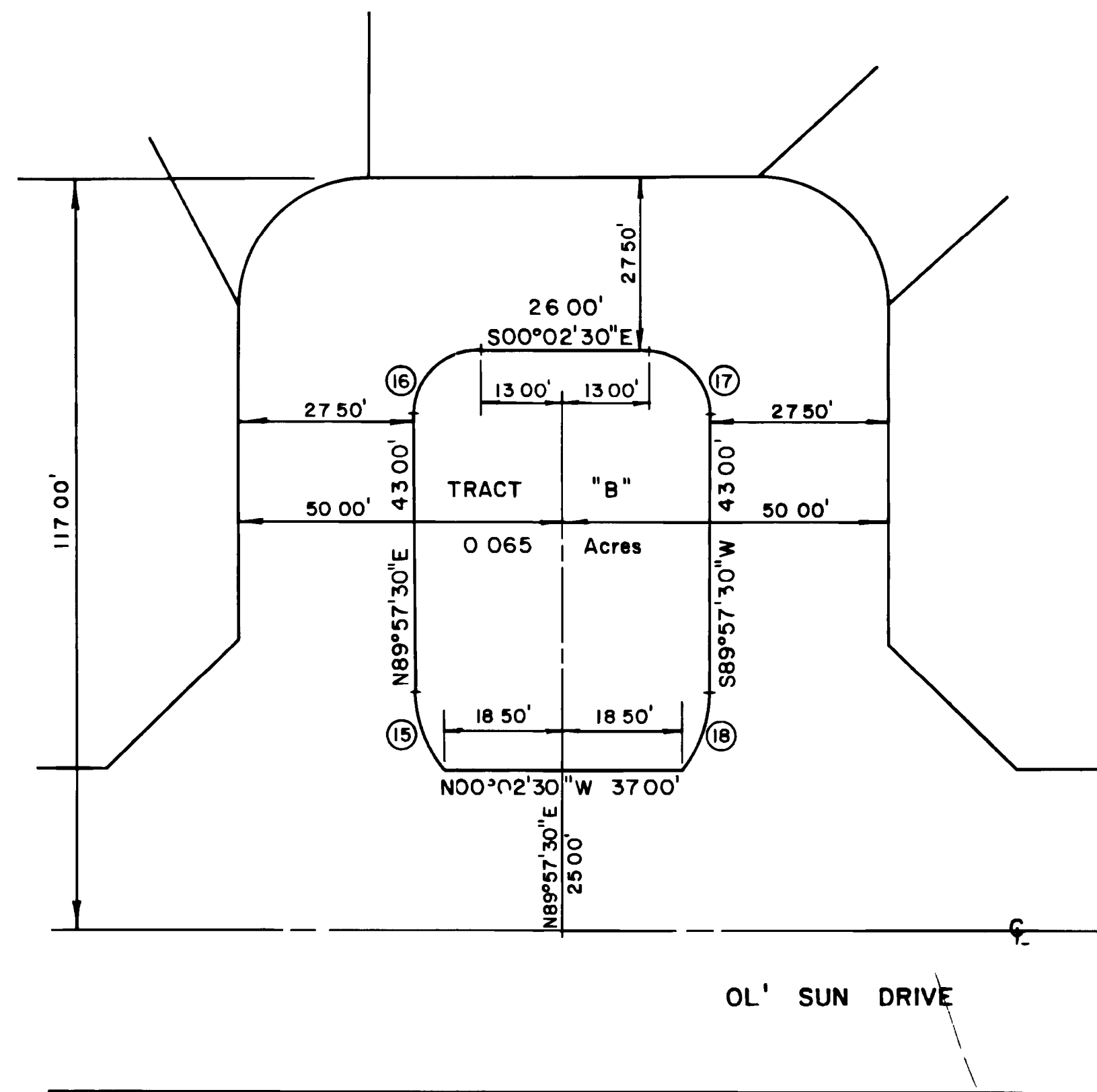
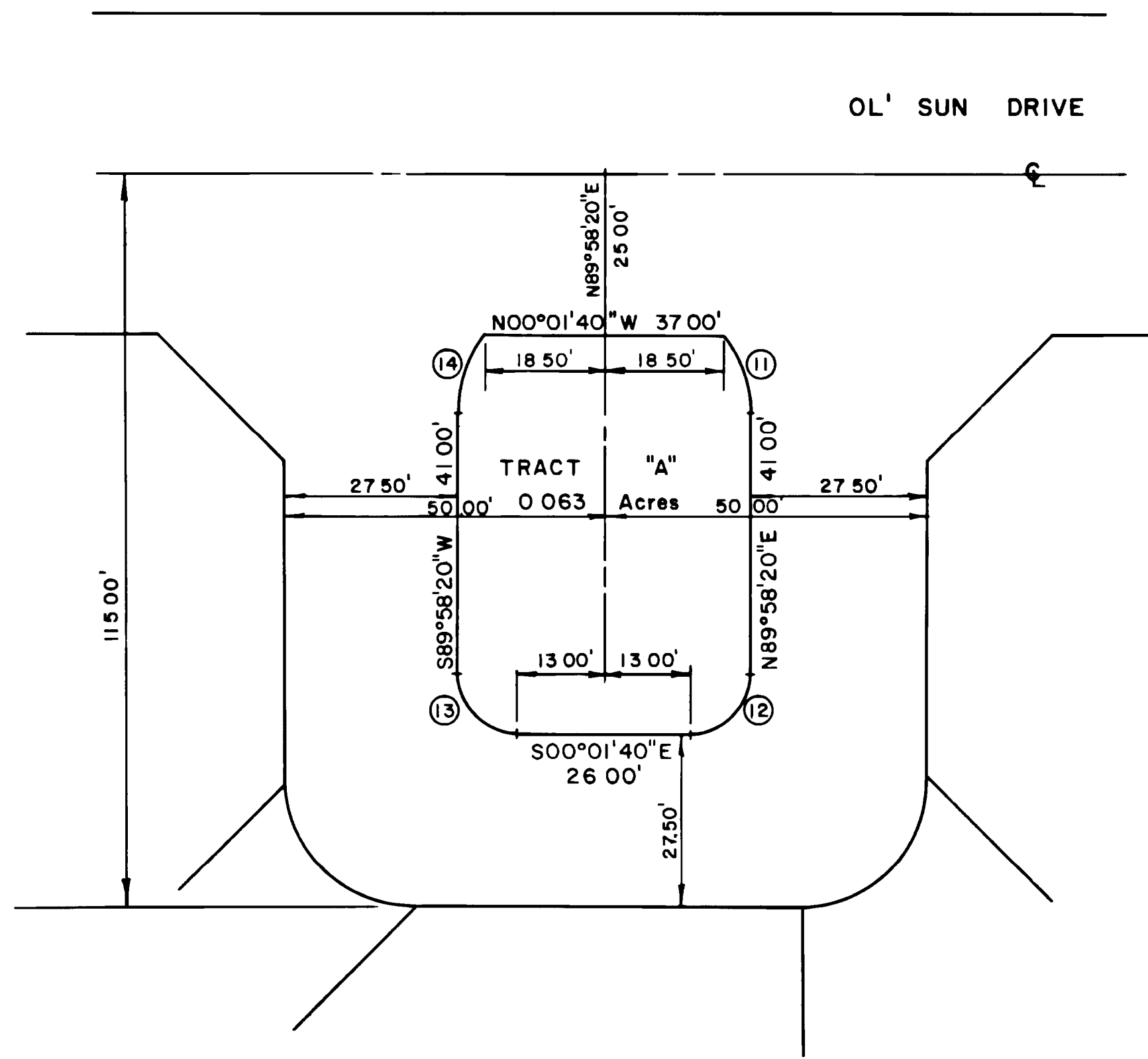
CURVE DATA

CURVE	Δ	RADIUS	TAN	L	CH	BEARING
(A)	28°36'0"	151.59	78.64	75.68	74.89	S75°52'45"E
(B)	25°02'30"	150.00	33.31	65.56	65.04	N12°28'45"E
(C)	25°01'40"	150.00	33.29	65.52	65.00	N12°29'10"E
(D)	25°02'30"	150.00	33.31	65.56	65.04	N77°31'15"W
(E)	137°14'18"	376.31	43.67	86.75	86.75	S06°38'49"E

OL' SUN SUBDIVISION

PARAGON ENGINEERING, INC.
200 West 100th Street, Suite 104
 Grand Junction, Colorado 81501 (970) 242-2222

OL' SUN SUBDIVISION



CURVE DATA						
No	Δ	Radius	Tangent	Length	Chord	Bearing
①	90°00'00"	10.00	10.00	15.71	14.14	S45°01'40"E
②	90°00'00"	8.00	8.00	12.57	11.31	S44°58'20"W
③	84°43'45"	8.00	7.30	11.83	10.78	N47°39'47"W
④	03°17'15"	352.31	10.11	20.21	20.21	N03°39'17"W
⑤	91°59'00"	10.00	10.35	16.05	14.38	N43°58'50"E
⑥	90°00'00"	5.00	5.00	7.85	7.07	S45°01'40"E
⑦	171°18'06"	3.32	43.67	9.93	6.62	S85°37'23"W
⑧	04°32'24"	400.31	15.87	31.72	31.71	N10°59'46"W
⑨	02°10'40"	352.31	6.70	13.39	13.39	N12°10'37"W
⑩	101°03'37"	5.00	6.07	8.82	7.72	N39°26'31"E
⑪	36°52'11"	20.00	6.67	12.87	12.65	N71°32'15"E
⑫	90°00'00"	9.50	9.50	14.92	13.44	S45°01'40"E
⑬	90°00'00"	9.50	9.50	14.92	13.44	S44°58'20"W
⑭	36°52'12"	20.00	6.67	12.87	12.65	N71°35'34"W
⑮	36°52'12"	20.00	6.67	12.87	12.65	N71°31'24"E
⑯	90°00'00"	9.50	9.50	14.92	13.44	S45°02'30"E
⑰	90°00'00"	9.50	9.50	14.92	13.44	S44°57'30"W
⑱	36°52'12"	20.00	6.67	12.87	12.65	N71°36'24"W
⑲	11°20'07"	62.00	6.15	12.27	12.25	N30°47'27"E
⑳	90°00'00"	4.50	4.50	7.07	6.36	S45°10'50"E
㉑	95°45'32"	4.50	4.98	7.52	6.68	S47°41'56"W
㉒	34°48'44"	124.09	38.90	75.40	74.24	N67°00'56"W
㉓	25°39'14"	9.50	2.16	4.25	4.22	N36°46'57"W
㉔	01°29'29"	62.00	0.81	1.61	1.61	N37°12'15"E

NOTE TRACTS "A" THRU "E" ARE DESIGNATED
COMMON OPEN SPACE, INGRESS / EGRESS
AND UTILITY EASEMENTS