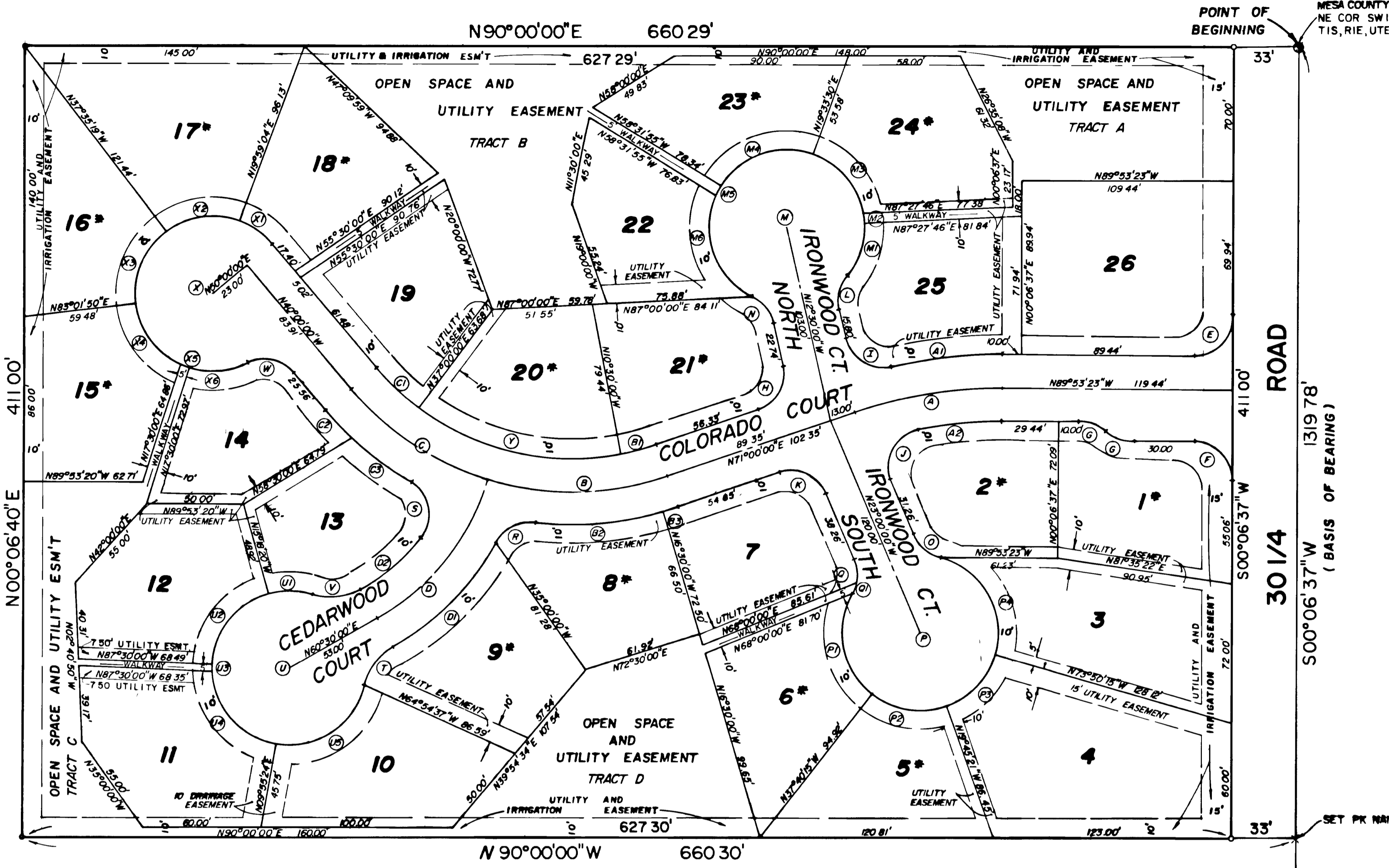


IRONWOOD

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned J & L Construction, Inc., a Colorado Corporation is the owner of that real property situated in the Southwest quarter of the Southwest quarter of Section 16, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat and being more particularly described as follows:
 Beginning at the Northeast corner of said SW 1/4 SW 1/4 Section 16, thence S 00° 06' 37" W 411.00 feet, thence N 90° 00' 00" W 660.30 feet, thence N 00° 06' 40" E 411.00 feet, thence N 90° 00' 00" E 660.29 feet to the point of beginning.
 That said owner has caused the real property to be laid out and surveyed as IRONWOOD, a planned development 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 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.
 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 owner has caused their names to be hereunto subscribed this 4th day of August, A. D., 19 81.
 J & L Construction, Inc.
 Lloyd John Davis, Sr. President
 Debra J. Davis Vice-President
 Lloyd John Davis, Jr. Secretary-Treasurer

STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this 4th day of August, A. D., 19 81 by Lloyd John Davis, Sr., President and Debra J. Davis, Vice-President and Lloyd John Davis, Jr., Secretary-Treasurer, J & L Construction, a Colorado Corporation.
 Witness my hand and official seal. My commission expires: 3-2-84

[Signature]
 Notary Public

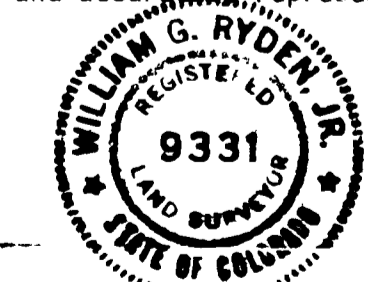
CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss 1275493
 I hereby certify that this instrument was filed in my office at 3:32 o'clock P. M., this 25 day of November, A. D., 19 81, and is duly recorded in Plat Book No. 12, Page 454.
 Earl Sawyer Clerk and Recorder
 By: Deputy
 Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 24th day of October, A. D., 19 81.
 County Planning Commission of the County of Mesa, Colorado.
[Signature]
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 13th day of November, A. D., 19 80.
 Board of County Commissioners of the County of Mesa, Colorado.
[Signature]
 Chairman

UTILITIES COORDINATING COMMITTEE
 Approved this 16 day of Sept., A. D., 19 81.
 Utilities Coordinating Committee of the County of Mesa, Colorado.
[Signature]
 Chairman

SURVEYORS CERTIFICATE
 I, William G. Ryden, do hereby certify that the accompanying plat of IRONWOOD, a planned development of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.
[Signature]
 William G. Ryden
 Registered Land Surveyor
 Colorado Registration No. 9331



MINIMUM SETBACKS
 Front - 15'
 Rear - 10'
 Side - 10' or Zero lot line*
 *Zero lot line may be used except where easements prohibit

NOTE
 The driveway for Lot 1 must be located on the West side of the lot.

NOTE: ALL EASEMENTS ARE 10 FOOT WIDE UTILITY EASEMENTS EXCEPT WHERE NOTED OTHERWISE

The common areas designated as Tracts "A" through "D", are hereby dedicated to the use of the Ironwood Home Owners Association, Inc., a Colorado Non-Profit Organization, J & L Construction Inc. (declarant). In recording this plat of Ironwood, has designated these areas as open space intended for use by the homeowners in Ironwood for recreation and other related activities.

FOUND MCSM SE COR SW 1/4 SW 1/4 SEC 16 T1S, R1E, UTE MERIDIAN

SCALE: 1" = 40'

- SET PIN W/CAP L.S. 9331
- ◇ FOUND MESA COUNTY SURVEY MONUMENT
- ┆ SET 5/8" PIN W/CAP L.S. 9331

STREET CENTERLINE CURVE DATA													
DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING		
A	19°06'37"	235.00	78.38	39.56	78.02	N80°33'19"E	D	51°55'37"	20.00	18.13	9.74	N48°57'48"W	
A1	13°08'27"	252.00	57.80	29.03	57.67	N83°32'23"E	P	283°51'14"	40.00	198.17	31.33	49.33	N67°00'00"E
A2	11°19'47"	218.00	43.17	21.62	43.04	N84°26'44"E	P1	81°15'22"	40.00	56.73	34.32	52.09	N11°42'04"W
B	36°00'00"	150.00	94.25	48.74	92.71	N89°00'00"E	P2	57°25'36"	40.00	40.09	21.91	38.43	N81°02'33"W
B1	08°30'00"	133.00	19.73	9.88	19.71	N75°19'00"E	P3	54°04'54"	40.00	37.76	20.42	36.37	N43°12'12"E
B2	23°13'47"	167.00	67.71	34.33	67.25	N85°06'53"E	P4	91°05'22"	40.00	63.99	40.77	57.10	N29°22'56"W
B3	02°30'00"	167.00	7.29	3.64	7.29	N72°15'00"E	Q	32°45'31"	20.00	11.44	5.88	11.28	N06°37'14"W
C	33°00'00"	150.00	86.39	44.43	85.21	N56°30'00"W	Q1	19°10'06"	20.00	6.69	3.38	6.66	N19°20'34"E
C1	13°00'00"	133.00	30.18	15.15	30.11	N46°30'00"W	R	67°26'43"	20.00	23.54	13.35	22.21	N63°00'25"E
C2	06°23'16"	167.00	18.62	9.32	18.61	N43°11'38"W	S	98°30'34"	20.00	34.39	23.22	30.30	N10°23'54"W
C3	13°15'59"	167.00	38.66	19.42	38.58	N53°01'13"W	T	46°55'05"	32.57	26.66	14.13	25.93	N37°02'28"E
D	43°30'00"	122.82	93.25	49.00	91.02	N38°45'00"E	U	273°50'10"	40.00	191.17	37.41	54.64	N29°30'26"W
D1	31°12'56"	139.82	76.18	39.06	75.24	N44°53'32"E	UI	32°43'25"	40.00	22.85	11.74	22.54	N88°56'38"W
D2	21°38'37"	105.82	39.97	20.23	39.74	N49°40'42"E	U2	72°11'40"	40.00	50.40	29.17	47.13	N38°35'50"E
E	90°00'00"	20.00	31.42	20.00	28.28	N45°06'37"E	U3	07°10'51"	40.00	5.01	2.51	5.01	N01°05'25"W
F	90°00'00"	20.00	31.42	20.00	28.28	N44°53'23"W	U4	75°23'45"	40.00	52.64	30.91	48.92	N42°22'43"W
G	36°52'18"	25.00	16.08	8.33	15.81	N71°27'17"W	U5	86°20'29"	40.00	60.28	37.52	54.73	N56°45'10"E
H	83°30'00"	20.00	29.15	17.85	26.64	N29°15'00"E	V	46°55'05"	32.56	26.66	14.13	25.93	N37°02'28"E
I	90°31'50"	20.00	31.60	20.19	28.56	N58°03'51"W	W	76°30'24"	20.00	26.71	15.77	24.77	N78°15'12"W
J	101°46'50"	20.00	35.53	24.60	31.04	N27°53'25"E	X	256°30'24"	40.00	179.07	50.73	62.82	N11°44'48"E
K	86°00'00"	20.00	30.02	18.65	27.28	N66°00'00"W	X1	30°00'56"	40.00	20.96	10.78	20.72	N55°00'28"W
L	51°55'37"	20.00	18.13	9.74	17.51	N13°27'48"E	X2	57°34'23"	40.00	40.19	21.98	38.52	N81°11'53"E
M	283°51'14"	40.00	198.17	31.33	49.33	N77°30'00"E	X3	59°22'51"	40.00	41.46	22.81	39.63	N22°43'16"E
M1	41°57'51"	40.00	29.30	15.34	28.63	N18°26'41"E	X4	58°20'59"	40.00	40.74	22.33	39.00	N36°08'40"W
M2	07°10'51"	40.00	5.01	2.51	5.01	N06°07'39"W	X5	07°10'51"	40.00	5.01	2.51	5.01	N68°54'35"W
M3	60°43'25"	40.00	42.39	23.43	40.44	N40°04'47"W	X6	44°00'24"	40.00	30.72	16.16	29.97	N85°29'48"E
M4	78°05'25"	40.00	54.52	32.44	50.40	N70°30'47"E	Y	47°30'00"	133.00	110.26	58.52	107.13	N76°45'00"W
M5	07°10'51"	40.00	5.01	2.51	5.01	N27°52'40"E							
M6	88°42'51"	40.00	61.93	39.11	53.93	N20°04'11"W							
N	51°55'37"	20.00	18.13	9.74	17.51	N38°27'48"W							

 COLORADO WEST SURVEYING COMPANY COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE 835 Colorado Avenue Grand Junction Colorado 81501 303 245-2767	NO DATE	REVISION	BY
	IRONWOOD A PLANNED DEVELOPMENT LOCATED IN THE SW 1/4, SW 1/4 OF SECTION 16, T1S, R1E, U1M MESA COUNTY, COLORADO		
DES	CK		SHEET /
DR	JR	DATE	OF /