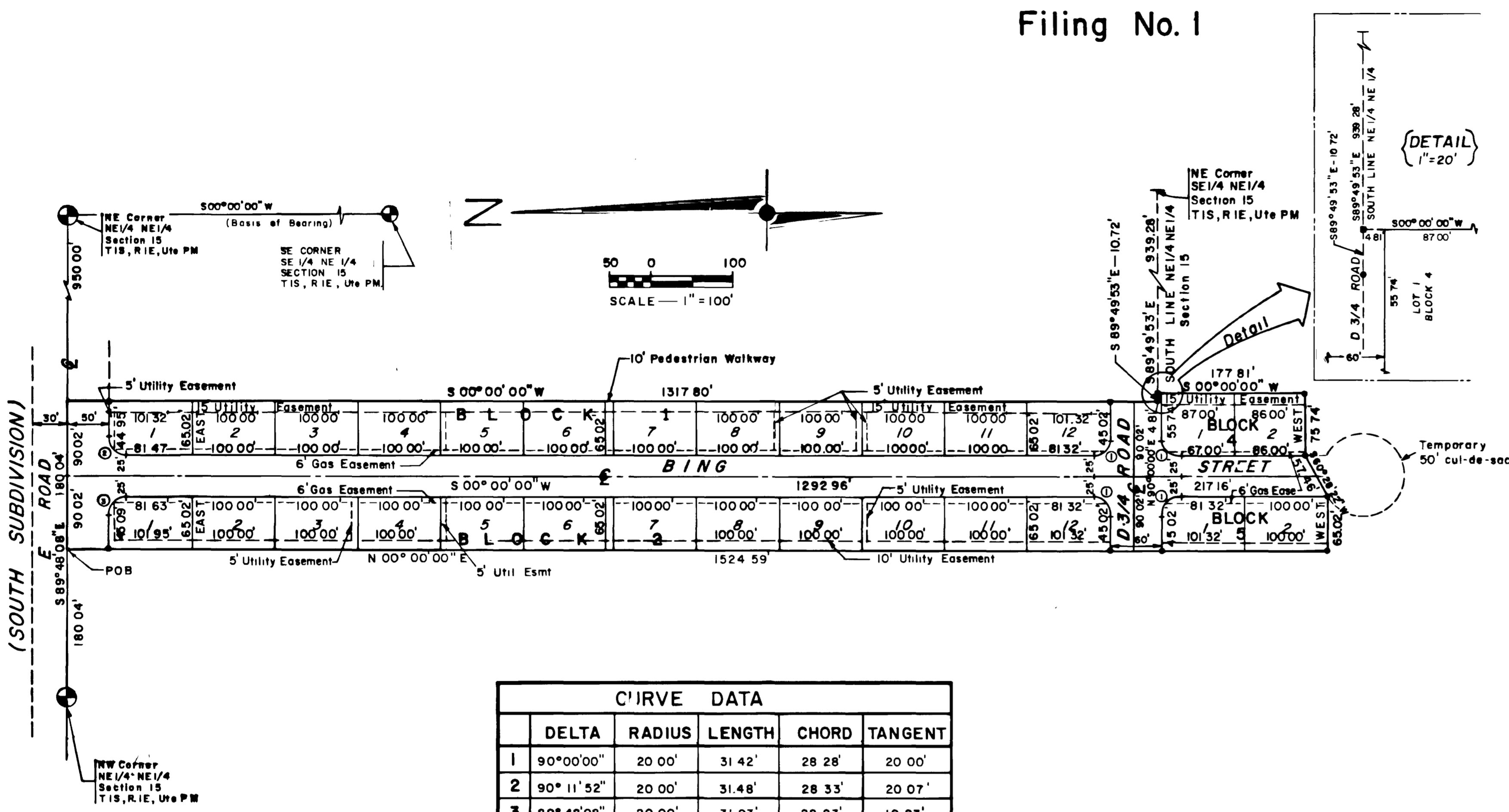


Final Plat of CHERRYWOOD SUBDIVISION

Filing No. 1



CURVE DATA					
	DELTA	RADIUS	LENGTH	CHORD	TANGENT
1	90°00'00"	20.00'	31.42'	28.28'	20.00'
2	90°11'52"	20.00'	31.48'	28.33'	20.07'
3	89°48'08"	20.00'	31.93'	28.23'	19.93'

LEGEND

- Mesa County Brass Cap
- Found 5/8" Rebar w/Cap marked
ARMSTRONG PE & LS 11441
- Set 5/8" Rebar w/Cap marked
LUKE LS 14115 in concrete
- ⊥ Property Corner to be Set

AREA

LOTS	28	4.178	66.5%
ROADS	2.107	33.5%	

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 Northeast Quarter of Section 15, T1S, R1E, Ute P.M. as shown on the accompanying plat thereof, said property being more particularly described as follows:
Beginning at a point which is S89°48'08"E 180.04 feet from the NW Corner of the NE 1/4 of said Section 15; thence S89°48'08"E 180.04 feet along the North line of said NE 1/4, thence S00°00'00"W 1317.80 feet to a point on the South line of said NE 1/4, thence S89°49'53"E 10.72 feet along said South line; thence S00°00'00"W 177.81 feet, thence N90°00'00"W 75.74 feet; thence S60°28'22"W 57.46 feet, thence N90°00'00"W 65.02 feet, thence N00°00'00"E 1524.59 feet to the point of beginning. Said real property contains 6.29 Acres more or less

That said owner has caused the real property to be laid out and surveyed as shown on the accompanying plat of CHERRYWOOD FILING NO. 1.
"That the said owner does hereby dedicate to the PUBLIC all the streets, roads, and pedestrian walkways as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for the installation, maintenance, and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner"

That all expense of installation of utilities or ditches referred to above, for grading or landscaping and for street travelling or improvements shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS THEREOF, said owner, J & L Construction, Inc., a Colorado Corporation, to be hereto subscribed this 5th day of January, A.D., 1979

Lloyd John Davis, Sr.
Lloyd John Davis, Sr., President
Rebecca Marie Davis
Rebecca Marie Davis, Vice President
Lloyd John Davis, Jr.
Lloyd John Davis, Jr., Sec. -Treas.

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of January, A.D., 1979, by Lloyd John Davis, Sr., Rebecca Marie Davis, and Lloyd John Davis, Jr.
Witness my hand and official seal.
My Commission expires January 3, 1981

James Murphy
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 8:53 o'clock A.M. Sept. 6, A.D., 1979, and duly recorded in Plat Book No. 12, Page 197, Reception No. 1202144.

Fee: \$ 16.00
Clerk and Recorder: *Earl Sawyer*
Deputy: *Stefania Sloan*

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of January, A.D., 1979.
County Planning Commission of the County of Mesa, Colorado.
By: *Mary A. Buss*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 9th day of January, A.D., 1979.
Board of County Commissioners of the County of Mesa, Colorado.
By: *Maxine Allen*
Chairman

Bill B. Berman 12-16-79
MESA COUNTY ROAD DEPARTMENT APPROVAL

SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of CHERRYWOOD FILING NO. 1, 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 H. Luke
Registered Land Surveyor
L.S. 14115



CHERRYWOOD SUBDIVISION

ARMSTRONG ENGINEERS & ASSOCIATES, INC.
861 ROAD, GRAND JUNCTION, COLORADO 81501 (303) 245-3861