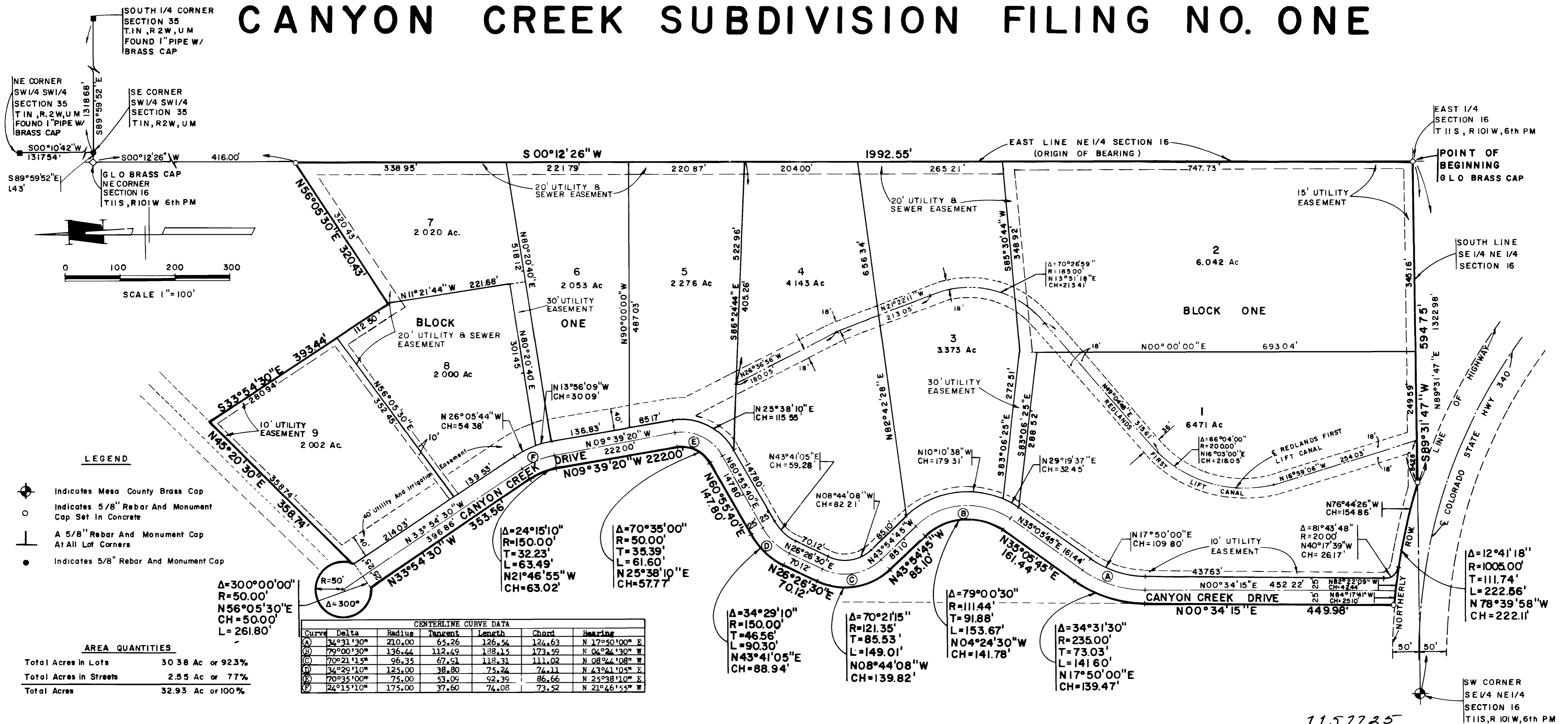


CANYON CREEK SUBDIVISION FILING NO. ONE



CENTERLINE CURVE DATA

Curve	Delta	Radius	Tangent	Length	Chord	Bearing
(A)	34°31'30"	210.00	65.26	126.54	124.63	N 17°50'00" E
(B)	79°00'30"	136.44	112.49	138.15	173.59	N 04°24'30" W
(C)	70°21'15"	96.35	67.51	118.31	111.02	N 08°44'08" W
(D)	34°29'10"	125.00	38.80	75.24	74.11	N 43°41'05" E
(E)	70°35'00"	75.00	53.09	92.39	86.66	N 25°38'10" E
(F)	24°15'10"	175.00	37.60	74.08	73.52	N 21°46'55" W

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property located in a part of the E 1/2 NE 1/4 of Section 16, T.11S, R.101W of the 6th Principal Meridian as shown on the accompanying plat thereof; said tract being more particularly described as follows:

Beginning at the East 1/4 corner of said Section 16; Thence S. 89°31'47" W along the South line SE 1/4 NE 1/4 of said Section 16 a distance of 594.75 feet to a point on the Northerly Right-of-Way of Colorado State Highway 340; Thence along said Northerly Right-of-Way along the arc of a curve to the left whose radius is 1005.00 feet and whose long chord bears N. 78°39'58" W 222.11 feet; Thence N. 00°34'15" E 449.98 feet; Thence along the arc of a curve to the right whose radius is 235.00 feet and whose long chord bears N. 17°50'00" E 139.47 feet; Thence N. 35°05'45" E 161.44 feet; Thence along the arc of a curve to the left whose radius is 111.44 feet and whose long chord bears N. 04°24'30" W 141.78 feet; Thence N. 43°41'05" W 85.10 feet; Thence along the arc of a curve to the right whose radius is 121.35 feet and whose long chord bears N. 08°44'08" W 139.82 feet; Thence N. 26°26'30" E 70.12 feet; Thence along the arc of a curve to the right whose radius is 150.00 feet and whose long chord bears N. 43°41'05" E 88.94 feet; Thence N. 60°55'40" E 147.80 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N. 25°38'10" E 57.77 feet; Thence N. 09°39'20" W 222.00 feet; Thence along the arc of a curve to the left whose radius is 150.00 feet and whose long chord bears N. 21°46'55" W 63.02 feet; Thence N. 33°54'30" W 353.56 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N. 56°05'30" E 50.00 feet; Thence N. 45°20'30" E 358.74 feet; Thence S. 33°54'30" E 393.44 feet; Thence N. 56°05'30" E 320.43 feet to a point on the East line NE 1/4 of said Section 16; Thence S. 00°12'26" W along said East line NE 1/4 of Section 16 a distance of 1992.55 feet to the True Point of Beginning. Containing 32.93 Acres.

That said owners have caused the said real property to be laid out and surveyed as Canyon Creek Subdivision Filing No. One, a subdivision of a part of Mesa County, 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 dedicate 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 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.
That all expense for street paving and improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners Coland 73 LTD, by General Partner D. J. Land Inc., James R. Erickson, President and Richard M. Patton, Secretary have caused their names to be hereunto subscribed this 31st day of MAY, A. D. 1977.

James R. Erickson
James R. Erickson, President
D. J. Land Inc.

Richard M. Patton
Richard M. Patton, Secretary
D. J. Land Inc.

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31 day of MAY, A. D. 1977 by James R. Erickson, President and Richard M. Patton, Secretary of D. J. Land Inc.

My Commission Expires: May 28, 1978
Witness My Hand and Official Seal

Shirley Handley
Notary Public



By: *William J. Bandon*
Mesa County Road Department

1157725
CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 3:30 o'clock P.M. this 14 day of APR, A.D., 1977 and duly recorded in Plat Book No. 1 Page 352.
James Sawyer
Clerk and Recorder

Approved this 29 day of JUNE, A.D., 1977. County Planning Commission of the County of Mesa, Colorado.

Robert P. Gerlofs
Chairman

Approved this 12th day of APRIL, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Earl S. Smedley
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Canyon Creek Subdivision Filing No. One, 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.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

CANYON CREEK SUBDIVISION FILING NO. ONE
ROBERT P. GERLOFS
Engineering Consultants 518 MAIN ST. GRAND JCT., COLO. 81501, 248-8888
NOV. 1978