

PALACE ESTATES SUBDIVISION

CONDOMINIUM PLAT OF

LOTS 8, 9, AND 10, BLOCK 1

DEFINITION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Village Land Co., is the owner of that real property situated in the County of Mesa, State of Colorado, and being a part of the SE 1/4 of the SW 1/4 of Section 8, Township 1 South, Range 1 East of the 11th Principal Meridian as shown on the accompanying Plat and more particularly described as follows:

Lots 8, 9, & 10, Block 1, Palace Estates Subdivision.

"That said Owner does hereby dedicate and set those portions of said real property which are labeled as utility and gas easements on the accompanying plat as easements for the installation and maintenance of utilities, including, but not limited to, telephone lines, gas lines, power lines, and cable television 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 referred to above shall be financed by the Seller or Purchaser, not by the County of Mesa."

IN WITNESS WHEREOF, said Owner, Village Land Co., a Colorado Corporation, Emanuel G. Pavlakis, President and Christine E. Pavlakis, Secretary, have caused their names to be hereon subscribed this 31 Day of May, A.D. 1979.

Emanuel G. Pavlakis
Emanuel G. Pavlakis, President

Christine E. Pavlakis
Christine E. Pavlakis, Secretary



STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31 Day of May, A.D. 1979, by Village Land Co., Emanuel G. Pavlakis, President, Christine E. Pavlakis, Secretary.

Witness my hand and official seal this 31 Day of May, A.D. 1979.

August 3, 1980
[Signature]
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:14 O'clock A. M., June 12, A.D. 1979, and duly recorded in Plat Book No. 0-80, Page 1194231, Reception No. 1194231.

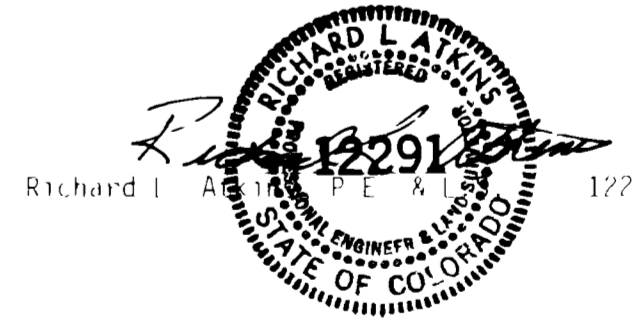
Carl Sawyer
Clerk and Recorder

Fee \$ 10.00

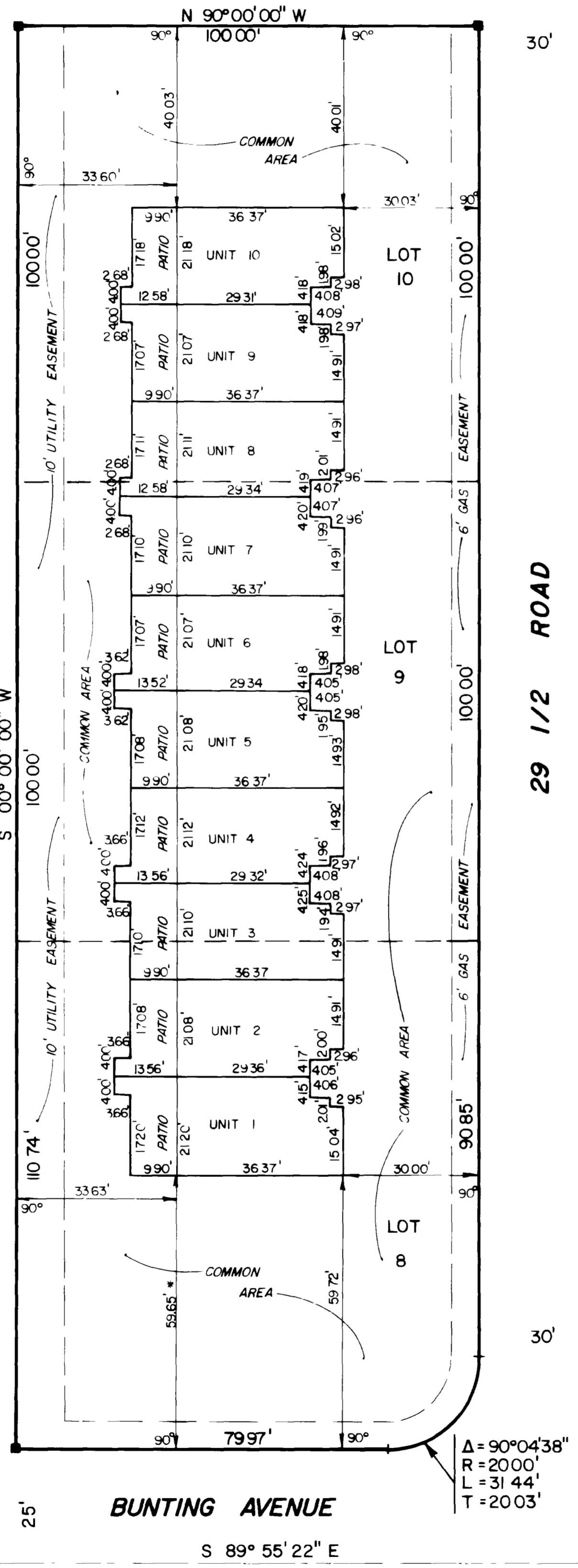
Deputy

SURVEYOR'S CERTIFICATE

I, Richard L. Atkins, being a Registered Land Surveyor in the State of Colorado, do hereby certify that Palace Estates Subdivision Condominium Plat of Lots 8, 9, & 10, Block 1, was prepared by me or under my direct supervision and represents a field survey of the same.



Richard L. Atkins, P.E., K.L.S. 12291

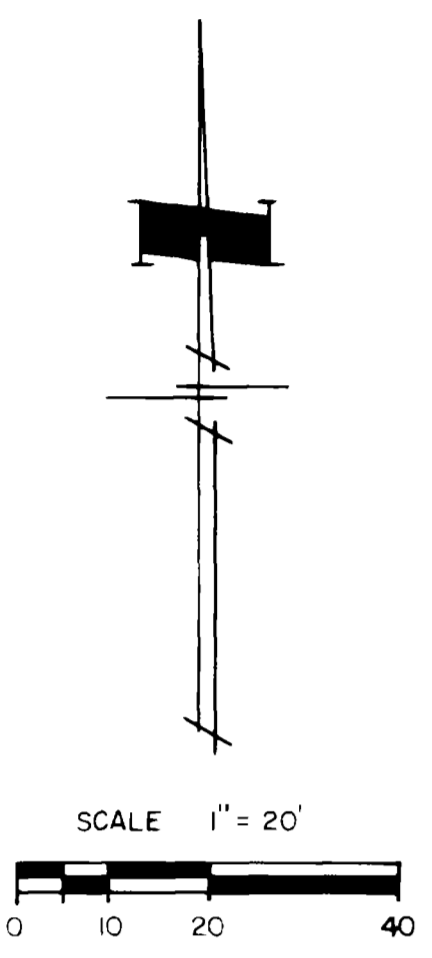


NE CORNER, SE 1/4, SW 1/4, SECTION 8, T1S, R1E, U M

29 1/2 ROAD
(ORIGIN OF BEARINGS)

EAST LINE, SW 1/4, SECTION 8, T1S, R1E, U M

SE CORNER, SE 1/4, SW 1/4, SECTION 8, T1S, R1E, U M



- LEGEND**
- INDICATES PINS FOUND MARKED "RYDEN LS 9331"
 - ⊙ MESA COUNTY BRASS CAP
 - * INDICATES CALCULATED DIMENSION

BUNTING AVENUE

S 89° 55' 22" E

Δ = 90°04'38"
R = 2000'
L = 31.44'
T = 2003'

Don Quality when recorded

<p>PALACE ESTATES SUBDIVISION</p> <p>CONDOMINIUM PLAT OF</p> <p>LOTS 8, 9, AND 10</p> <p>BLOCK 1</p>	 Atkins & Associates <small>CONSULTING ENGINEERS</small>
576 25 Road Suite 10 Grand Junction, Co 81501 (303) 245-7551	