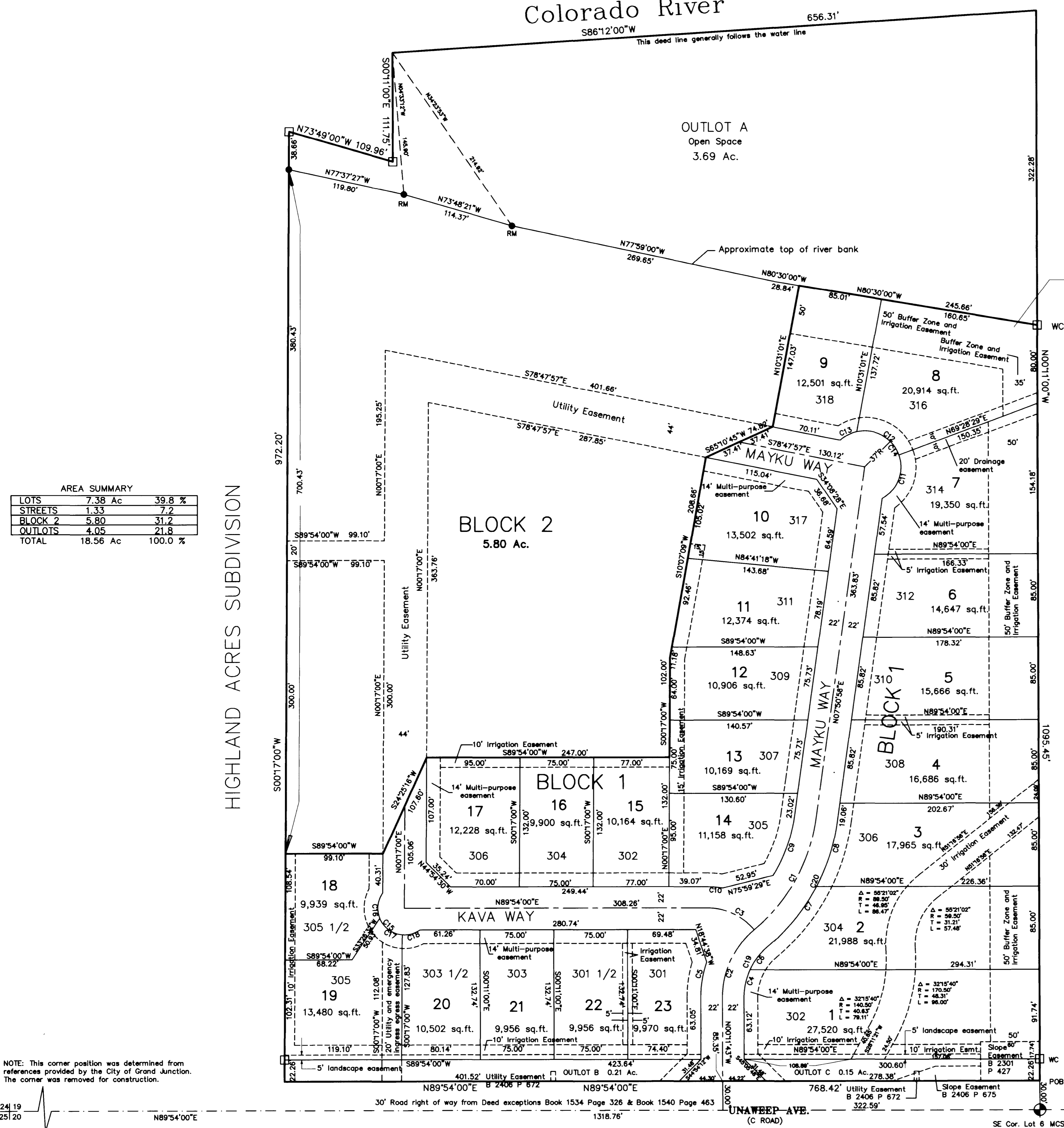


COTTONWOOD BLUFFS

AMENDED

IN LOT 6 OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

Colorado River



OWNERS STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned is the owner of that real property situated in Lot 6 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as recorded in Book 2499 Page 279 and 280 of the Mesa County Clerk and Recorders records, described as follows:

Commencing at the Southeast corner of Lot 6 of Section 19, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, whence the Southwest corner of said Section 19 bears S89°54'00"W 1318.76 feet; thence along the East line of said Lot 6 N00°11'00"W 30.00 feet to the point of beginning, thence N00°11'00"W 1095.45 feet; thence S86°12'00"W 656.31 feet; thence S00°17'00"E 111.75 feet; thence N73°49'00"W 109.96 feet; thence S00°17'00"W 972.20 feet to a point on the North right-of-way line of Unaweep Avenue; thence along said right-of-way line N89°54'00"E 768.42 feet, to the point of beginning, containing 18.56 acres.

That said owners have caused the said real property to be laid out and surveyed as COTTONWOOD BLUFFS with the restrictive covenants recorded in Book 2551 Pages 474 to 499.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on this 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 or multi-purpose easements on this 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 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.

The owner hereby certifies that there are no lienholders.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto

subscribed this 4th day of May 1999 A.D.

Michael B. Queally
R & Q, L.L.C.
By Michael B. Queally, Registered Agent

STATE OF COLORADO }
COUNTY OF MESA }SS

The foregoing instrument was acknowledged before me this 4th day of May 1999 A.D. by Michael B. Queally

Witness my hand and official seal Louise S. Wagner
Notary Public

My Commission expires 7/25/2002

COUNTY PLANNING COMMISSION
Approved this 5th day of May 1999 A.D., by the County Planning Commission of the County of Mesa, State of Colorado.

Sharon R. Beto
Chairperson

BOARD OF COUNTY COMMISSIONERS
Approved this 6th day of May 1999 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

Kathryn H. Hall
Chairperson

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA }SS

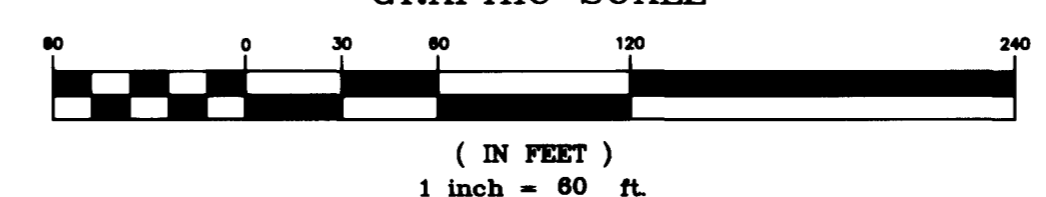
I hereby certify that this instrument was filed in my office at 12:40 o'clock P.M.

this 10th day of May 1999 A.D., and is duly recorded in

Plat Book No. 17 Page 70 Reception No. 1901546

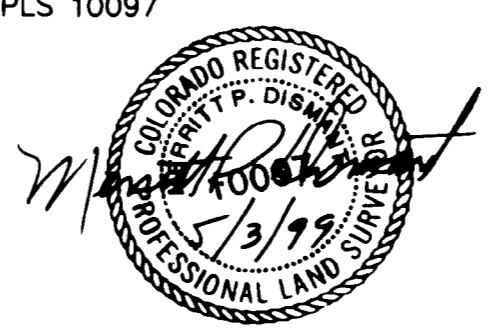
Drawer No. GG-146

Monika Todd Clerk and Recorder Olivia Herrera Deputy 10 10 Fees



SURVEYORS CERTIFICATE
I Merritt P. Dismant hereby certify that I am a registered Professional Land Surveyor and that this plat and the survey it represents was prepared under my supervision and checking from a field survey in April and May of 1998.

Merritt P. Dismant, PLS 10097



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	180.00'	132.87'	69.83'	129.88'	N28°59'46"E	42°17'41"
C2	90.00'	79.07'	42.29'	76.55'	N24°58'25"E	50°20'22"
C3	61.91'	54.31'	29.04'	52.59'	N64°59'06"W	50°15'45"
C4	68.00'	29.53'	15.00'	29.30'	N12°14'46"E	24°52'45"
C5	112.00'	37.39'	18.87'	37.21'	N09°22'11"E	19°07'38"
C6	68.00'	30.21'	15.36'	29.96'	N37°24'44"E	25°27'11"
C7	202.00'	79.30'	40.17'	78.79'	N38°53'51"E	22°29'36"
C8	202.00'	69.81'	35.26'	69.46'	N17°45'01"E	19°48'05"
C9	158.00'	65.23'	33.09'	64.77'	N19°40'37"E	23°39'16"
C10	83.91'	15.76'	7.90'	15.73'	S84°44'04"E	10°45'32"
C11	37.00'	62.14'	31.46'	49.17'	N20°59'41"E	80°44'32"
C12	37.00'	53.81'	32.93'	49.17'	N61°02'28"W	83°19'46"
C13	37.00'	19.12'	9.78'	18.91'	N82°29'22"E	29°36'34"
C14	37.00'	125.07'	NONE	73.47'	N35°28'29"W	193°40'53"
C15	27.00'	75.99'	163.49'	53.28'	N44°54'30"W	161°14'43"
C16	27.00'	27.11'	14.82'	25.98'	S06°57'14"W	57°31'45"
C17	27.00'	30.00'	16.76'	28.48'	S53°38'16"E	63°39'43"
C18	27.00'	18.18'	9.84'	18.50'	N74°30'01"E	40°03'44"
C19	68.00'	59.74'	31.95'	57.83'	N24°58'19"E	50°19'56"
C20	202.00'	149.11'	78.14'	145.79'	N28°59'48"E	42°17'41"

COTTONWOOD BLUFFS
AMENDED
In Lot 6 of Section 19
Township 1 South, Range 1 East
Ute Meridian, Mesa County, Colo.

A.I.C.
ALLIED INDEPENDENT CONSULTANTS
2956 NORTH AVE, #1B
GRAND JUNCTION, CO 81504
PHONE (970) 244-8703 FAX (970) 243-2681

Drawn By PC & MPD Mar. 1999 MPD Job No. 9829