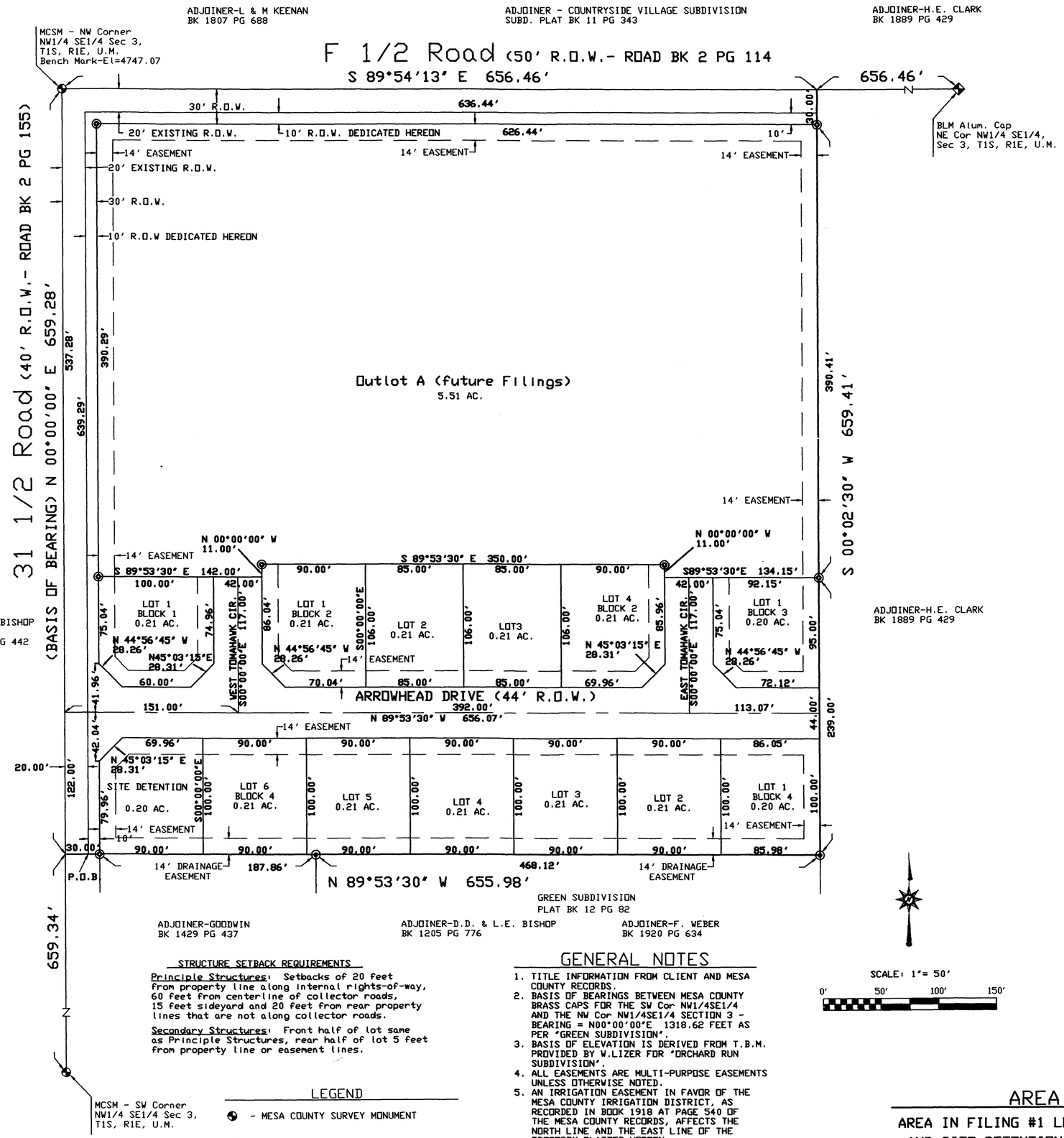
THUNDER MOUNTAIN ESTATES
FILING NO. 1



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Chaparral West, Inc. A Colorado Corporation, are the owners of a parcel of land situtated in Section 3, Township 1 South, Range 1 East of the Ute Meridian as recorded in Book 2090 at Page 632 Mesa County Records, and being more particularly described as follows:

That certain tract of land described as the NW1/4NW1/4SE1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at a Mesa County brass cap for the Northwest corner of the NW1/4NW1/4SE1/4 of said Section 3 from whence a Mesa County brass cap for the Southwest corner of the NW1/4NW1/4SE1/4 of said Section 3 bears S00°00'00"W 1318.62 feet; thence S00°00'00"W 659.28 feet; thence S89°53'30"E 20.00 feet to the East right-of-way line of 31 1/2 Road and the Point Of Beginning; thence N00°00'00"E 639.29 feet to the South right-of-way line of F 1/2 Road; thence S89°54'13"E 636.44 feet to the East line of the NW1/4NW1/4SE1/4 of said Section 3; thence S00°02'30"W 639.41 feet to the Northeast corner of 'Green Subdivision', thence N89°53'30"W 635.98 feet to the Point Of Beginning.

That said owners have caused the said real property to be laid out and surveyed as THUNDER MOUNTAIN ESTATES, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, together with perpetual right of ingress and egress in the easements adjacent to said streets and roads for the purpose of maintenance and future construction; 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 subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 12th day of August A.D. 1994.

Ronald A. Abeloe
Ronald A. Abeloe, President

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 12th day of August A.D. 1994.

My commission expires: 9-20-97

WITNESS MY HAND AND OFFICIAL SEAL.

Sheryl A. Pangelinan
Notary Public

NOTARY PUBLIC STATE OF COLORADO SHERYL A. PANGELINAN

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:27 o'clock P.M., this 19th day of August A.D. 1994 and is duly recorded as Reception Number 1692570 in Plat Book 14, Page 273 through _____ inclusive. AA 127

Monika Todd — Clerk and Recorder
Shirley Howard — Deputy
10.00 — Fees

Covenants, Conditions and Restrictions recorded in Book 2093, Page 644, Reception Number 1692573, Date 8-18-94.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 16th day of August A.D. 1994, Board of County Commissioners of Mesa County, Colorado.

Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 15th day of August A.D. 1994, County Planning Commission of Mesa County, Colorado.

Chairperson

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of THUNDER MOUNTAIN ESTATES, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR RICHARD ANDREW MASON 18469

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

7/22/94
Date

SCALE: 1"= 50'
0' 50' 100' 150'

STRUCTURE SETBACK REQUIREMENTS

Principle Structures: Setbacks of 20 feet from property line along internal rights-of-way, 60 feet from centerline of collector roads, 15 feet sideyard and 20 feet from rear property lines that are not along collector roads.

Secondary Structures: Front half of lot same as Principle Structures, rear half of lot 5 feet from property line or easement lines.

GENERAL NOTES

1. TITLE INFORMATION FROM CLIENT AND MESA COUNTY RECORDS.
2. BASIS OF BEARINGS BETWEEN MESA COUNTY BRASS CAPS FOR THE SW Cor NW1/4SE1/4 AND THE NW Cor NW1/4SE1/4 SECTION 3 - BEARING = N00°00'00"E 1318.62 FEET AS PER 'GREEN SUBDIVISION'.
3. BASIS OF ELEVATION IS DERIVED FROM T.B.M. PROVIDED BY W.LIZER FOR 'ORCHARD RUN SUBDIVISION'.
4. ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED.
5. AN IRRIGATION EASEMENT IN FAVOR OF THE MESA COUNTY IRRIGATION DISTRICT, AS RECORDED IN BOOK 1918 AT PAGE 540 OF THE MESA COUNTY RECORDS, AFFECTS THE NORTH LINE AND THE EAST LINE OF THE PROPERTY PLATTED HEREON.
6. AREA DESIGNATED AS SITE DETENTION IS ALSO DESIGNATED AS COMMON LANDSCAPE AREA.

LEGEND

- MESA COUNTY SURVEY MONUMENT
- BLM ALUMINUM CAP & PIPE
- FOUND 5/8" REBAR IN CONCRETE
- SET 5/8" REBAR IN CONC-L.S. 18469
- SET REBAR & CAP AT LOT CORNERS-L.S. 18469

RIGHT-TO-FARM

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA, IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3.5-101.

AREA SUMMARY

AREA IN FILING #1 LOTS AND SITE DETENTION	-	2.70 ACRES	28.9%
AREA IN OUTLOT A (FUTURE FILINGS)	-	5.51 ACRES	59.0%
AREA IN RIGHT-OF-WAY	-	1.13 ACRES	12.1%
TOTAL AREA	-	9.34 ACRES	100.0%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(303) 243-8300

THUNDER MTN ESTATES
FILING NO. 1
CHAPARRAL WEST, INC.
LOCATED-NW1/4NW1/4SE1/4
SEC 3, T1S, R1E, U.M.

Designed MDY	Checked RAM	TM-PLAT.DWG	Sheet 1
Drawn CFD	Date 3/94	REV 8/11/94	Of 1

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