

REPLAT OF A PART OF LOT 1 BLOCK THREE
CLIFTON VILLAGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Velva Carnes, Sara Jane Barru, Betty White and Jane D. Nelson are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1874 at Pages 880-891 of the Mesa County Clerk and Recorders Office, situated in the NE1/4 NE1/4 Section 10, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at a point on the West line of a parcel of land described in Book 1439 at Page 203 thru 204 of the Mesa County Clerk and Recorder's Office being 33.00 feet S89°47'04"W and 150.00 feet S00°17'30"E of the NE corner of the S1/2 NE1/4 NE1/4 of Section 10, T1S, R1E, U.M. and considering the East line of the NE1/4 of Section 10 T1S, R1E, U.M. to bear S00°17'30"E and all bearings contained herein to be relative thereto; thence S89°42'33"W 172.00 feet along the South line of a parcel of land described in Book 1824 at Page 421 to the West line of Lot 1, Block 3 of CLIFTON VILLAGE SUBDIVISION; thence S00°17'30"E 346.38 feet along the West line of Lot 1, Block 3, CLIFTON VILLAGE SUBDIVISION to the NW corner of a parcel of land described in Book 1439 at Page 216 thru 218 of the Mesa County Clerk and Recorder's Office; thence N89°42'30"E along the North line of that parcel of land described in Book 1439 at Page 216 thru 218 to the West right-of-way line for 32 Road as described in Book 1439 at Pages 203 thru 206 of the Mesa County Clerk and Recorder's Office; thence along the West right-of-way line for 32 Road the following (3) three courses and distances: (1) 46.35 feet along the arc of a curve to the right with a radius of 326.48 feet and whose chord bears N12°07'55"W 46.31 feet; (2) 44.29 feet along the arc of a curve to the right with a radius of 326.48 feet and whose chord bears N04°10'42"W 44.26 feet; (3) thence N00°17'30"W 256.89 feet to the Point of beginning, containing 1.38 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF A PART OF LOT 1, BLOCK THREE, CLIFTON VILLAGE SUBDIVISION, a subdivision of a part of Mesa County, State of 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 dedicates 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 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 perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 8 day of April A.D., 1994

Velva Carnes Jean D. Nelson Sara Jane Barru Betty White
VELVA CARNES JEAN D. NELSON SARA JANE BARRU BETTY WHITE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 8th day of April A.D., 1994 by Velva Carnes, Jean D. Nelson, Betty White, and Sara Jane Barru.

My commission expires: January 24, 1998 Margaret M. Lange
Notary Public
Address 630 Spain Ct., Grand Jct., CO 81506

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 1:31 o'clock P.M. this 13th day of September A.D., 1994 and is duly recorded in Plat Book No. 14, Page 278 Drawer AA152 Receipt # 1694974
Fee \$ 10.00 Monica Todd by Deputy Kathy West
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of July A.D., 1994, County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 7th day of July A.D., 1994, Board of County Commissioner's of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF A PART OF LOT 1, BLOCK THREE, CLIFTON VILLAGE SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

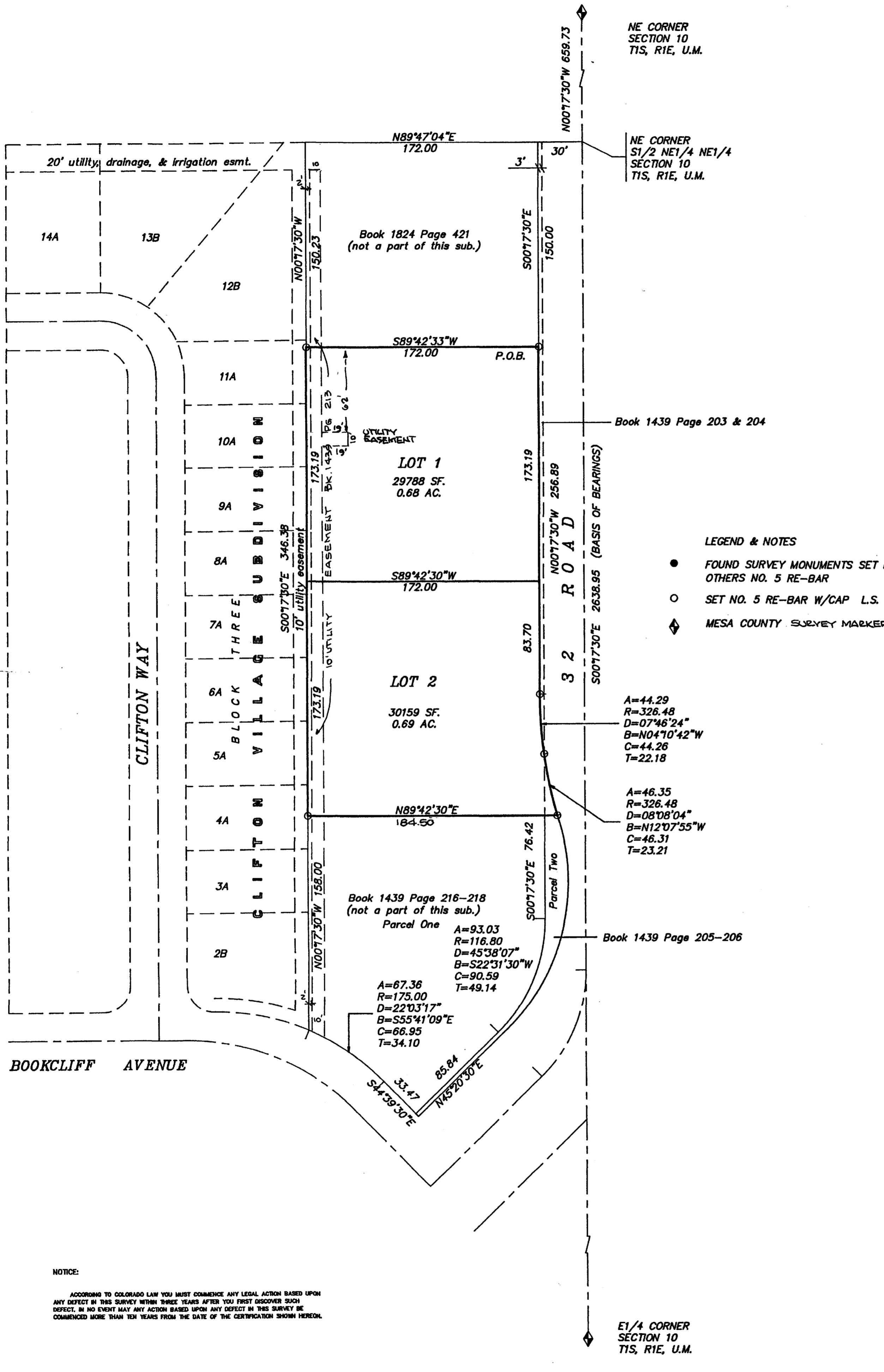
Max E. Morris 3/23/94
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413 Date

REPLAT OF A PART OF LOT 1 BLOCK THREE
CLIFTON VILLAGE SUBDIVISION

FINAL PLAT

SITUATED IN THE NE1/4 NE1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR:	BEN E. CARNES	SURVEYED BY: SB MF
SCALE:	1" = 50' FT	DRAWN BY: MEM
DATE:	3/15/94	ACAD ID: CARNES
		SHEET NO.
		FILE: 94052

Q.E.D. SURVEYING SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION COLORADO 81501
(303) 241-2370
464-7568



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.

UTILITIES COORDINATING COMMITTEE
Approved this 29th day of June A.D. 1994
Utilities Coordinating Committee of the County of Mesa, Colorado.
Chairman



E1/4 CORNER SECTION 10 T1S, R1E, U.M.

1834305 02/27/98 0256PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

RATIFICATION OF PLAT

WE, THE UNDERSIGNED, having property interest in the real property involved, DO HEREBY RATIFY AND AFFIRM the Subdivision Plat of A PART OF LOT 1, BLOCK THREE, , which was CLIFTON VILLAGE SUBDIVISION filed in the records of the County Clerk and Recorder of Mesa County, Colorado, on SEPTEMBER 13, 98, at Reception No. 1694974 and recorded in Plat Book 14 At Page 278 , AND DO FURTHER RATIFY AND CONFIRM the dedication of said Subdivision & the streets, avenues, roads and easements therein as fully and to the same effect as if we had been original signers of the original Plat as above recorded.

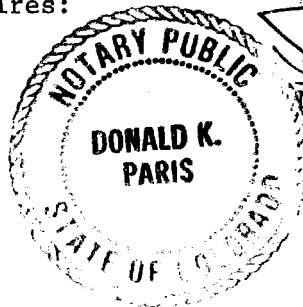
EXECUTED this 26TH day of FEBRUARY , 1998

CORONADO NORTH, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: Velva Carnes
VELVA CARNES, PARTNER

STATE OF COLORADO)
)ss.
COUNTY OF MESA

The foregoing Ratification of Plat was acknowledged before me this 26TH Day of FEBRUARY , 1998 by, CORONADO NORTH, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP BY VELVA CARNES, My Commission Expires: 8/30/2001 PARTNER



Donald K Paris
Notary Public
DONALD K. PARIS

98-01-201