

SADDLE ROCK FILING No.1

Part of E1/2 SW1/4 NE1/4 of Section 3, T1S, R1E, Ute Meridian, Mesa County, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned PACE ENTERPRISES, INC., a Colorado Corporation is the owner of that real property being parts of the E 1/2 SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instruments recorded in Book 2529 at Pages 432 and 433.

That portion of real property being part of this dedication is described as follows:

Beginning at the Southeast corner (BLM) of the E 1/2 SW 1/4 NE 1/4 of said Section 3 from whence the center one-quarter corner (MCSM No. 108-2) bears N 89°59'35" W, 1312.93 feet with all bearings contained herein being referenced thereto. Thence N 89°59'35" W, 656.46 feet to the Southwest corner of the E 1/2 SW 1/4 NE 1/4 of said Section 3. Thence N 00°01'16" E, 750.48 feet along the East boundary of Countryside Village Subdivision to a point on the South boundary of the Highline Canal. Thence following along said South boundary S 86°46'34" E, 40.17 feet. Thence 272.33 feet along a 387.50 foot radius curve to the right with a central angle of 40°16'00", the chord of which bears S 66°38'34" E, 266.76 feet. Thence S 46°30'34" E, 84.70 feet. Thence S 43°29'26" W, 30.00 feet. Thence S 46°30'34" E, 243.40 feet. Thence 187.64 feet along a 597.50 foot radius curve to the left with a central angle of 17°59'35", the chord of which bears S 55°30'21" E, 186.87 feet to the East line of the E 1/2 SW 1/4 NE 1/4 of said Section 3. Thence S 00°02'38" W, 289.14 feet along said East line to the point of beginning.

Said parcel, as described, contains 8.42 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as: SADDLE ROCK NORTH FILING NO.1, a subdivision of the County of Mesa and State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines; together with the right to trim interfering trees and brush; with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches. Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That said owners do hereby dedicate and set apart all of the roads shown on this plat to the use of the public forever. That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28 day of December A.D., 1998.

PACE ENTERPRISES, INC., a Colorado Corporation By: Vernon O. Pace
Vernon O. Pace, President

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 28th day of December A.D., 1998.
Witness my hand and official seal. Betsy Harris
Notary Public

My commission expires: 7-15-01

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 11:35 o'clock AM on this 31st day of December A.D. 1998 and was recorded as reception number 1881727 in Plat Book 16 on Page 343 Drawer No. GG 43
Monika Todd by Elisio Laaba Fees: \$10.00 + \$1.00
Mesa County Clerk and Recorder Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30th day of December, A.D., 1998
Board of County Commissioners of the County of Mesa, Colorado.

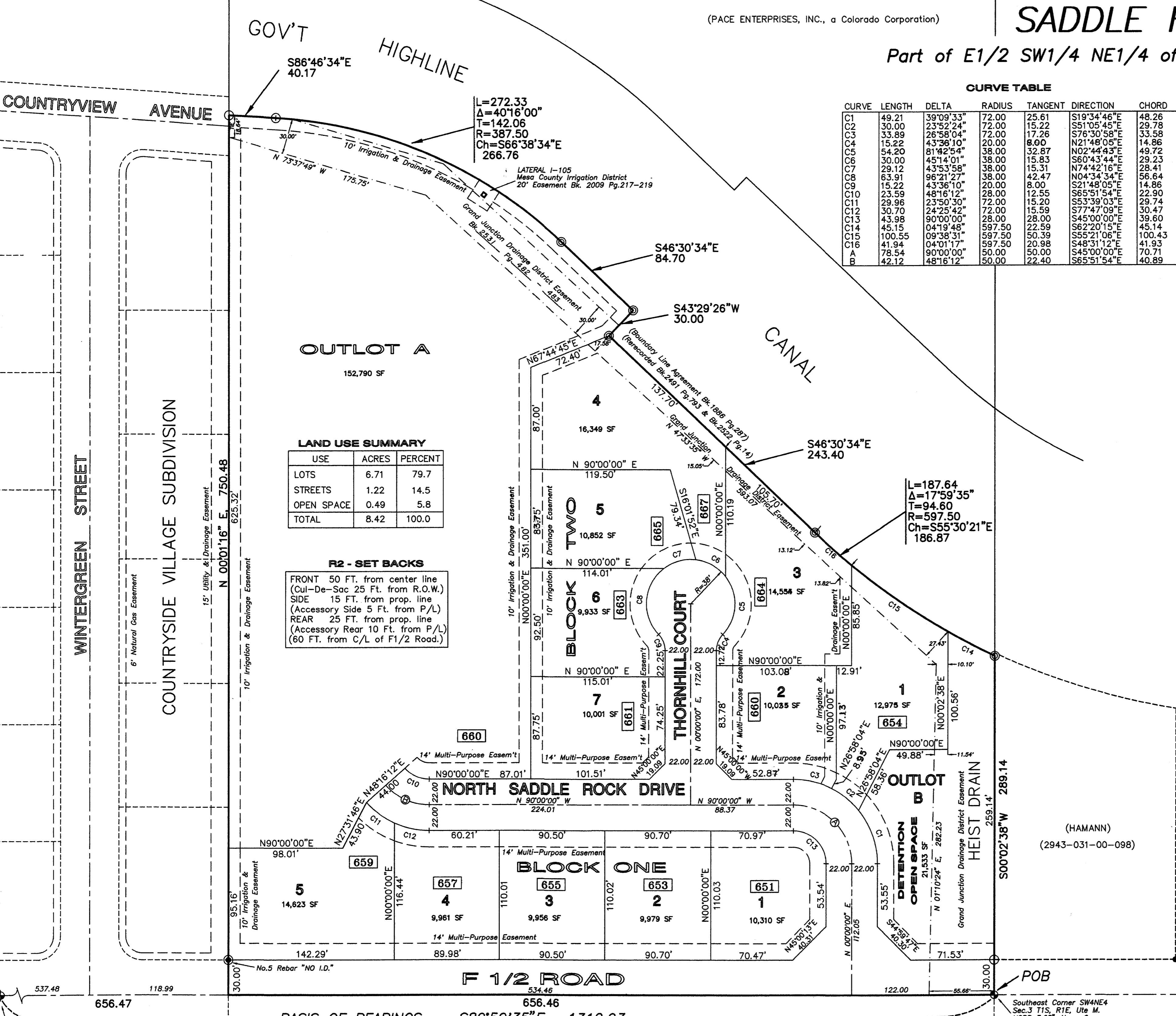
James R. Baughman
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30th day of December, A.D., 1998.
County Planning Commission of the County of Mesa, Colorado.

Thomas R. Benton
Chairman

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	49.21	39°09'33"	72.00	25.61	S19°34'46"E	48.26
C2	30.00	23°52'24"	72.00	15.22	S51°05'45"E	29.78
C3	33.39	26°58'04"	72.00	17.26	S76°30'58"E	33.58
C4	15.22	43°36'10"	20.00	8.00	N21°48'05"E	14.86
C5	54.20	81°42'54"	38.00	32.87	N02°44'43"E	49.72
C6	30.00	45°14'01"	38.00	15.83	S60°43'44"E	29.23
C7	29.12	43°53'58"	38.00	15.31	N74°42'16"E	28.41
C8	63.91	96°21'27"	38.00	42.47	N04°34'34"E	56.64
C9	15.22	43°36'10"	20.00	8.00	S21°48'05"E	14.86
C10	23.59	48°16'12"	28.00	12.55	S65°51'54"E	22.90
C11	28.96	23°50'30"	72.00	15.20	S53°39'03"E	29.74
C12	30.70	24°25'42"	72.00	15.59	S77°47'09"E	30.47
C13	43.98	90°00'00"	28.00	28.00	S45°00'00"E	39.60
C14	45.15	04°19'48"	597.50	22.59	S62°20'15"E	45.14
C15	100.55	09°38'31"	597.50	50.39	S55°21'06"E	100.43
C16	41.94	04°01'17"	597.50	20.96	S48°31'12"E	41.93
A	78.54	90°00'00"	50.00	50.00	S45°00'00"E	70.71
B	42.12	48°16'12"	50.00	22.40	S65°51'54"E	40.89



LAND USE SUMMARY

USE	ACRES	PERCENT
LOTS	6.71	79.7
STREETS	1.22	14.5
OPEN SPACE	0.49	5.8
TOTAL	8.42	100.0

R2 - SET BACKS

FRONT 50 FT. from center line
(Cul-De-Sac 25 Ft. from R.O.W.)
SIDE 15 FT. from prop. line
(Accessory Side 5 Ft. from P/L)
REAR 25 FT. from prop. line
(Accessory Rear 10 Ft. from P/L)
(60 FT. from C/L of F1/2 Road.)

THUNDER MOUNTAIN ESTATES FILING 3

Southwest Corner SW4NE4 Sec.3, T1S, R1E, Ute M. MCSM No. 108-2

Yellow I.D. Cap "QED-LS 16413"

SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

Millard Walter Eldridge
11980
12-24-98
Date of Certification

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 certification shown hereon.

SADDLE ROCK FUTURE FILING
(PACE ENTERPRISES, INC., a Colorado Corporation)

COVENANTS AND RESTRICTIONS for SADDLE ROCK Subdivision are recorded in Mesa County records in Book 2529 at Pages 587 through 601.

AVIGATION EASEMENT to Walker Field, Colorado, Public Airport Authority affecting the property dedicated hereon is recorded in Mesa County records in Book 2525 at Pages 949 & 950 and rerecorded in Book 2529 at Pages 585 & 586.

NOTE: Research for rights of way, easements and encumbrance are by First American Title Company Ref. No. 00129329.

BENCHMARK is the top of BLM Alum. cap monument for the Southeast corner of the SW1/4 NE1/4 of Section 3, T1S, R1E, Ute M. USGS Datum elevation is 4742.07 feet.

LEGEND

- FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/2" I.D. CAP "BUREAU OF RECLAMATION-ROW BOUNDARY"
- FOUND NO.5 REBAR W/ I.D. CAP "AS NOTED"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- CONCRETE PLACED OR FOUND AROUND MONUMENT

652 LOT ADDRESS

801R121

STRAKA SUBDIVISION FILING NO. ONE

LEGEND

- FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO.5 REBAR W/2" I.D. CAP "BUREAU OF RECLAMATION-ROW BOUNDARY"
- FOUND NO.5 REBAR W/ I.D. CAP "AS NOTED"
- SET NO.5 REBAR W/ ALUM. I.D. CAP "MAP SURVEYS-PLS 11980"
- CONCRETE PLACED OR FOUND AROUND MONUMENT

652 LOT ADDRESS

801R121

FINAL PLAT

SADDLE ROCK FILING NO.1
Part E2 SW4 NE4 Sec.3, T1S, R1E, Ute M.

DATE: December 24, 1998 SCALE: 1" = 50'

MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P.O. BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5532

1897264 04/09/99 0412PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

STATE OF COLORADO)
) SS
COUNTY OF MESA)

AFFIDAVIT OF CORRECTION

Millard Walter Eldridge, of lawful age, being first duly sworn, upon oath deposes and says:

That he is a registered land surveyor of the State of Colorado and prepared the plat for SADDLE ROCK FILING NO. 1, which is a subdivision of a parcel of land in the E 1/2 SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, said SADDLE ROCK FILING NO. 1 subdivision plat, having been recorded 12-31-1998, in Plat Book 16, Page 343, Reception Number 1881727 of the Mesa County Records.

Affiant further says that the above described subdivision plat contains references in the dedication statement that the property was to be laid out and surveyed as: SADDLE ROCK NORTH FILING NO.1, whereas in actuality the correct subdivision name is definitely described as SADDLE ROCK FILING NO.1.

Affiant further says that the South boundary of OUTLOT A was labeled N 90°00'00" W, 98.01 feet, whereas in actuality the correct bearing is N 89°58'44" W.

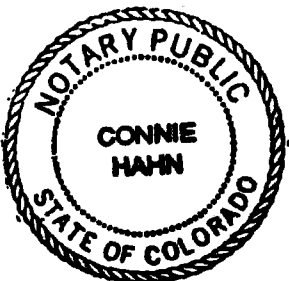
Affiant further says that the above described SADDLE ROCK FILING NO.1 subdivision plat is otherwise properly delineated and there is no other error pertaining thereto other than to the variance in said subdivision name and the bearing of the South boundary of OUTLOT A as described above; that in all other respects, the subdivision plat is correct and the survey made by me is accurately represented thereon.

Affiant further says that the aforementioned dedication statement and bearing label is hereby corrected to conform with the above described correction in the same manner as if said legal description had been re-recorded with the proper notations contained thereon.

Millard Walter Eldridge
Millard Walter Eldridge
Registered Land Surveyor
Colorado Registration No. 11980

Subscribed and sworn to before me this 17 day of March A.D., 1999.

My Commission expires: Feb 26, 2003.



My Commission Expires
February 26, 2003

Connie Hahn
Notary Public

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