

CHERRY CREEK ESTATES

IN THE NE 1/4 SE 1/4 OF SECTION 3
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

OWNERS STATEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of that real property situated in the Southeast Quarter of Section 3, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as recorded in Book 2340, Page 859 of the Mesa County Clerk and Recorders records, described as follows:

Commencing at the Northeast corner of the SE 1/4 of Section 3, Township 1 South, Range 1 East of the Ute Meridian, thence S 0°00'45" E along the East line of the said SE 1/4 519.83 feet to the point of beginning; thence S 0°00'45" E 325.00 feet to the centerline of the Price Ditch, thence along said centerline S 89°57'14" W 25.27 feet, thence S 72°06'43" W 80.34 feet, thence along a curve to the right for 228.17 feet, with a central angle of 42°51'43" and a radius of 305.00 feet, the chord bears N 86°27'25" W 222.8 feet; thence N 65°01'33" W 332.91 feet, thence along a curve to the left for 47.84 feet, with a central angle of 28°51'16" and a radius of 95.00 feet, the chord bears S 79°27'12" W 47.34 feet; thence S 86°07'10" W 100.03 feet, thence along a curve to the left for 92.41 feet, with a central angle of 21°10'44" and a radius of 250.00 feet, the chord bears S 75°31'48" W 91.88 feet; thence S 64°56'26" W 181.15 feet, thence along a curve to the left for 105.34 feet, with a central angle of 48°16'57" and a radius of 125.00 feet, the chord bears S 40°47'56" W 102.25 feet; thence S 16°39'29" W 253.23 feet, thence along a curve to the right for 196.53 feet, with a central angle of 73°16'52" and a radius of 153.66 feet, the chord bears S 53°17'52" W 183.41 feet; to the West line of the said SE 1/4 thence leaving the Price Ditch N 0°03'51" W 844.48 feet along the said West line, thence N 89°54'26" E 1087.39 feet, thence S 0°01'00" E 123.83 feet, thence N 89°54'26" E 225.27 feet to the point of beginning, containing 13.04 acres.

That said owners have caused the said real property to be laid out and surveyed as CHERRY CREEK ESTATES with the restrictive covenants recorded in Book 2520 Pages 4 to 31.

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.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 14th day of December A.D. 1998.

Dan L. Hudgens
Dan L. Hudgens

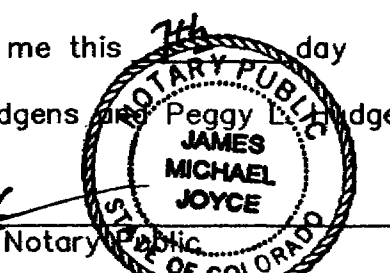
Peggy R. Hudgens
Peggy R. Hudgens

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 14th day of December A.D. 1998 by Dan L. Hudgens and Peggy R. Hudgens.

Witness my hand and official seal

My Commission expires 10/21/01



LIENHOLDERS CERTIFICATE

George Ervin Crawford does hereby consent to the CHERRY CREEK ESTATES.

George Ervin Crawford
George Ervin Crawford

J. M. Kinlaw does hereby consent to the CHERRY CREEK ESTATES.

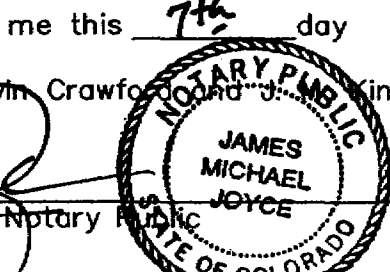
J. M. Kinlaw by George Ervin Crawford
J. M. Kinlaw

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 14th day of December A.D. 1998 by George Ervin Crawford and J. M. Kinlaw.

Witness my hand and official seal

My Commission expires



COUNTY PLANNING COMMISSION

Approved this 10th day of December A.D. 1998, by the County Planning Commission of the County of Mesa, State of Colorado.

Thomas T. Benton
Chairperson

BOARD OF COUNTY COMMISSIONERS

Approved this 11th day of December A.D. 1998, by the Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
Chairperson

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:59 o'clock P.M.

this 14th day of December A.D. 1998, and is duly recorded in

Plat Book No. 16 Page 332 Reception No. 1879025

Drawer No. CG 33

Monika Jodd Clerk and Recorder
Daphne Henderson Deputy
10.00 1.00 Fees

STRAKA SUBDIVISION Filing No. One

BLOCK 1
LOTS 1-18, OUTLOT B

BLOCK 2
LOTS 1-13, OUTLOTS A & C

CLIFTON MANOR SUBDIVISION

LEGEND

- ⊕ Found Mesa County Survey Monument
- Found monument as described
- Set 2" Alum. Cap on #5 rebar in concrete
- 2" Alum. Cap on #5 rebar to be set after street is paved.

BASIS OF BEARINGS

It was assumed that the bearing between the Mesa County Survey Monuments at: the NE Corner of the NE 1/4 SE 1/4 and the SE Corner of the NE 1/4 SE 1/4 of Section 3 bears S 0°00'45" E as shown on the adjacent Subdivision plats, STRAKA Filing 1, CLIFTON MANOR, and HIGHVIEW.

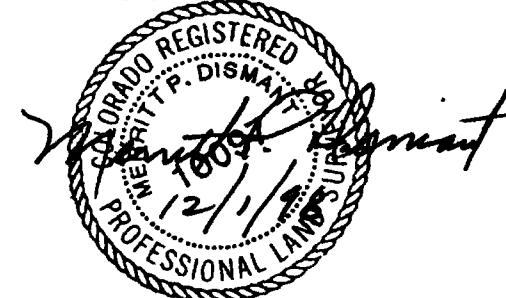
AREA SUMMARY

Lots	10.19 Ac 78 %
Roads	1.77 Ac. 13.5 %
Ditch ROW	1.08 Ac. 8.5 %
Total	13.04 Ac. 100 %

SURVEYORS CERTIFICATE

I, Merritt P. Dismant, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of CHERRY CREEK ESTATES, a subdivision of a part of the County of Mesa, was prepared from a survey performed by me or under my supervision in March and April of 1998, and that both are correct to the best of my knowledge.

Merritt P. Dismant, PLS 10097



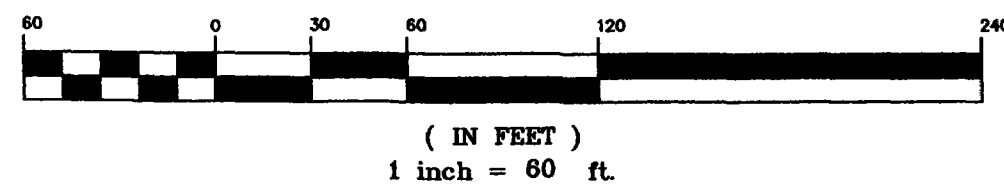
NOTE: This is the benchmark as shown on the Highview & Straka Subdivisions, no datum was listed; however it seems to fit the USGS datum.

MCSM 35-1
1/4 Corner
Section 3
BM 4749.0'

HIGHVIEW SUBDIVISION

32 ROAD

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Δ = 73°16'52"
R = 153.66'
T = 114.29'
L = 196.53'
Ch S53°17'52" W 183.41'

NOTE: This corner is inaccessible under a fence the position was determined from reference points shown on the plat of the STRAKA SUBDIVISION Filing 1

CHERRY CREEK ESTATES
NE 1/4 SE 1/4 Section 3
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 MPD April 1998 MPD Job No. 9811