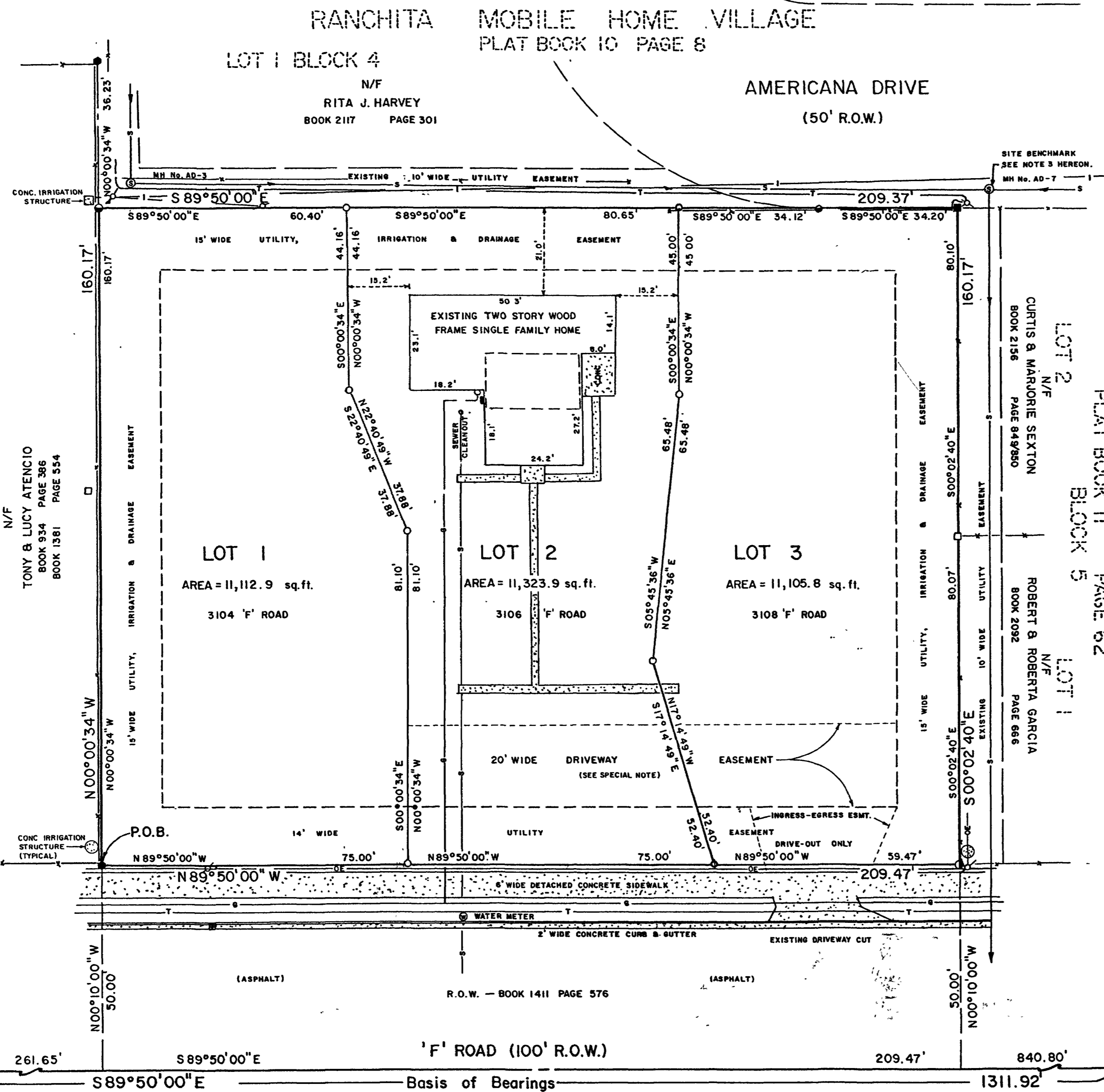
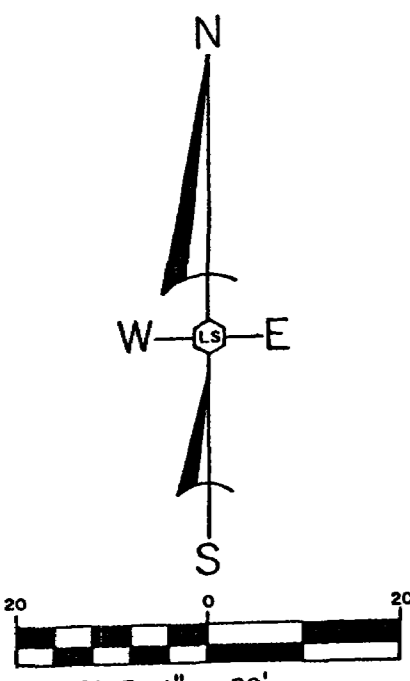


# VIÑA DEL MAR MINOR SUBDIVISION

SITUATED IN THE SW 1/4 SW 1/4 SECTION 3,  
T.1S., R.1E., UTE MERIDIAN, COUNTY OF  
MESA, STATE OF COLORADO.

### AREA SUMMARY

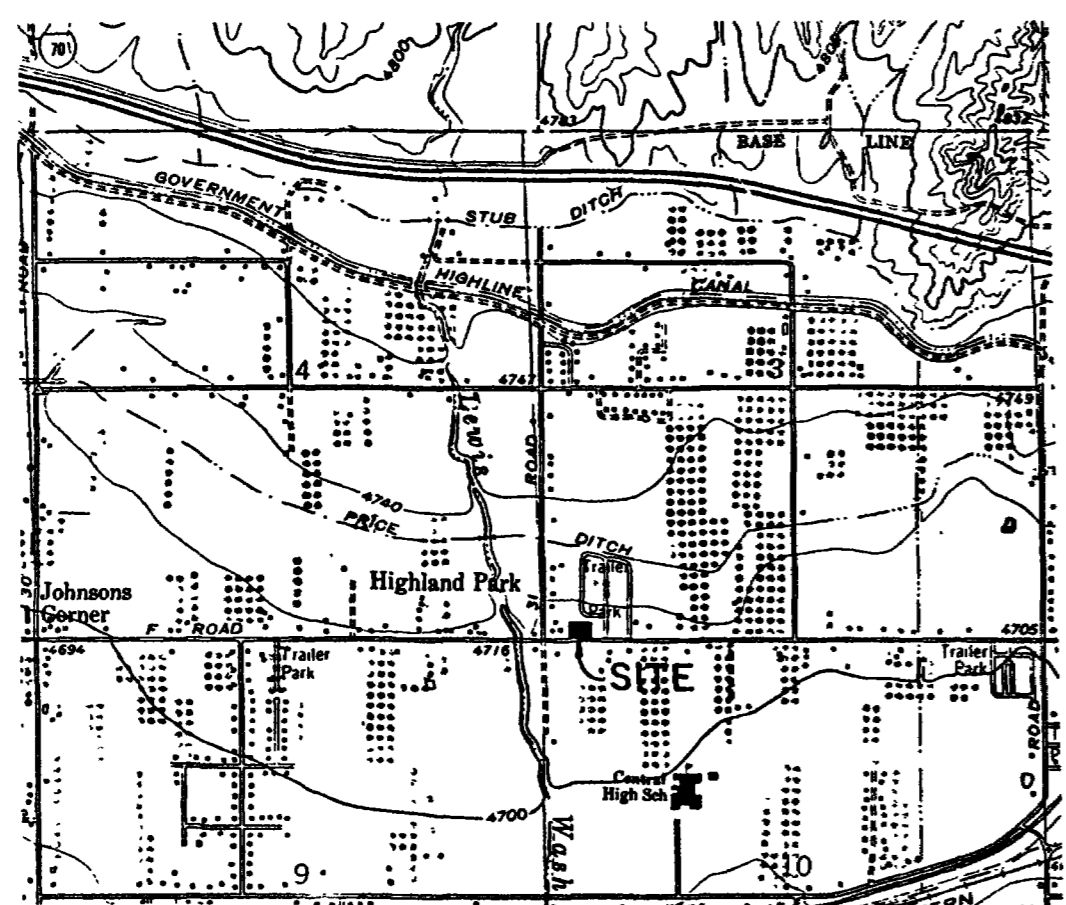
TOTAL AREA=.....33,542.6 sq.ft.\*-----100%  
LOT AREA=.....33,542.6 sq.ft.\*-----100%  
\*square feet



### LEGEND AND ABBREVIATIONS

- Found M.C.S.M.
- Found No. 5 rebar with Plastic cap W&S LS 12770.
- Found No. 5 rebar with Plastic Cap set in concrete, Not legible.
- Found No. 5 rebar with Plastic Cap set in concrete, LS 10386.
- Found No. 5 rebar with Plastic cap, Armstrong Eng. LS 9175.
- Found No. 5 rebar with Plastic Cap, LS 4307.
- Set No. 5 rebar with 2" Alloy Cap STILES LS 24331.
- - - Buried Television Cable
- CONC Concrete
- - - Buried Gas Line
- - - Buried wastewater Line
- MCSM Mesa County Survey Marker.
- N/L None or Less.
- N/P None or Formerly.
- - - Overhead Utility.
- ⊕ Power Pole/Service Pole.
- P.O.B. Point of Beginning.
- R.O.W. Right-of-Way.
- - - Sewer line.
- ⊙ Sewer Manhole.
- sq.ft. Square Feet.
- - - Buried Telephone Line.
- - - Buried Water Line.
- ⊕ Water Meter.

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.



### GENERAL NOTES

- 1) Title information for this site was prepared by Western Colorado Title Co., Grand Junction, Colo., under file No.96-9-59L.
- 2) The Basis of Bearings as shown hereon is based upon the assumption that the line between a found Mesa County Survey Marker for the Southwest Corner of Section 3, T.1S., R.1E., Ute Meridian, and a found Mesa County Survey Marker for the West 1/16 Corner South Boundary of said Section 3, runs in a generally Easterly/Westerly direction with a bearing value of S89°50'00"E being assigned to said line for this Subdivision Plat.
- 3) The Basis of Elevations for this Minor Subdivision is based upon information provided by Clifton Sanitation District No.2 As-Built drawings for existing sewer line as shown hereon. The Benchmark for this site is the north top of Manhole rim for Sewer Manhole AD-7 with an Elevation of 4718.70.

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) s.s.  
I hereby certify that this instrument was filed in my office at 11:30 o'clock P.M. this 5th day of June A.D. 1998, and is duly recorded in Plat Book No. 16 EFRS at page 113-710 Reception No. 1849459. Deputy Clerk: Monika Todd, Mesa County Clerk and Recorder.

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of MAY A.D., 1998. County Planning Commission of the County of Mesa, Colorado. Chairman: [Signature]

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 4th day of June A.D., 1998. Board of County Commissioner's of the County of Mesa, Colorado. Chairman: James R. Baughman

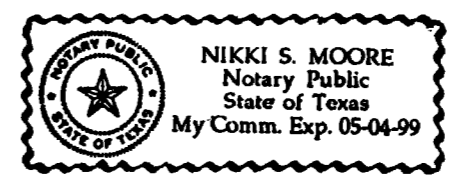
### LIENHOLDER'S SIGNATURE OF CONSENT

[Signature] T. Roland Evans, Associate Home Equity (Formerly K.A. FCF)

### AUTHORIZED OFFICER

STATE OF TEXAS )  
COUNTY OF DALLAS ) s.s.

The foregoing instrument was acknowledged before me this 2nd day of April A.D., 1998, by Tom Cox. My commission expires 5-4-99. Nikki S. Moore, Notary Public.



### SPECIAL NOTE

Lot 3 is subject to a 20 foot wide driveway easement together with an easement for ingress and egress to 'F' Road in favor of Lots 1 & 2 as shown hereon. All egress onto 'F' Road shall be by driving out only. Vehicles will not be allowed to backout into street.

### SURVEYOR'S CERTIFICATION

I, LeRoy H. Stiles, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this survey was actually done upon the ground under my direct supervision and responsibility. I further state that this Subdivision plat does accurately represent said survey and conforms to the regulations and laws applicable to said Subdivision Plats in the State of Colorado, to the best of my knowledge and belief.



### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, That the undersigned, T. Roland Evans, is the owner of that real property situated in the SW 1/4 SW 1/4 of Section 3, T.1S., R.1E., Ute Meridian, County of Mesa, State of Colorado, and having a street address of 3106 'F' Road, Grand Junction, Colorado, as may be found described in Book 2381 at Page 578, in the land records of the Mesa County Clerk and Recorder, and being more particularly described as follows: Commencing at a found Mesa County Survey Marker for the Southwest Corner of said Section 3, from whence a found Mesa County Survey Marker for the West 1/16 Corner South Boundary of said Section 3, bears S89°50'00"E, a distance of 1311.92 feet with all bearings contained herein being relative thereto; Thence S89°50'00"E, by and with the South Line of the SW 1/4 SW 1/4 of said Section 3, a distance of 261.65 feet to a point; Thence N00°10'00"E, a distance of 50.00 feet to a point on the North Right-of-Way Line of 'F' Road, said point being the Southwest Corner of the herein described land and the POINT OF BEGINNING; Thence N00°00'34"W, a distance of 160.17 feet; Thence S89°50'00"E, bounded Northerly, in part, by Lot 1, Block 4 of Ranchita Mobile Home Village and by Americana Drive as may be found in Plat Book 10 at Page 8, a distance of 209.37 feet; Thence S00°02'40"E, bounded Easterly by Lots 1 & 2, Block 5, Replat of Outsized Lot (Future Park), Ranchita Mobile Home Village, as may be found in Plat Book 11 at Page 62, a distance of 160.17 feet to a point on the aforementioned North Right-of-Way Line of 'F' Road; Thence N89°50'00"W, by and with said North Right-of-Way Line, a distance of 209.47 feet to the POINT OF BEGINNING. Said Real Property contains 33,542.6 square feet (0.77 acres), More or Less.

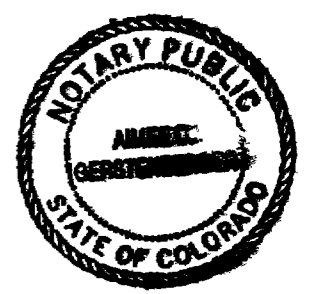
That said Owner has caused the said Real Property to be laid out and surveyed as the "VIÑA DEL MAR MINOR SUBDIVISION", a subdivision of a part of Mesa County, Colorado. That said Owner does hereby dedicate and set apart all of the streets and roads as may be shown on the accompanying plat to the use of the Public forever, and hereby dedicates to the Public Utilities those portions of said Real Property which may be 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 owner has caused his name to be hereunder subscribed this 5 day of June, A.D., 1998.

[Signature] T. Roland Evans

STATE OF COLORADO )  
COUNTY OF MESA ) s.s.

The foregoing instrument was acknowledged before me this 5 day of June A.D., 1998, by T. Roland Evans, Owner.

2/21/2001 My Commission Expires. [Signature] Ann C. Gerlach-Burgess, Notary Public



VIÑA DEL MAR MINOR SUBDIVISION	
DRAWN BY: LHS	Property of T. Roland Evans
SCALE: 1" = 20'	Located at 3106 'F' Road, County of Mesa, State of Colorado, and is
SURVEY BY: LHS	Situated in the SW 1/4 SW 1/4 Section 3, T.1S., R.1E., Ute Meridian.
DATE OF SURVEY: APRIL, 1997	
DATE OF ISSUE: JANUARY 05, 1998	LEROY H. STILES, PLS 3016 BOOKCLIFF AVE., GRAND JUNCTION, COLORADO, 81504 (970) 454-3369
	PROJECT No. 97115