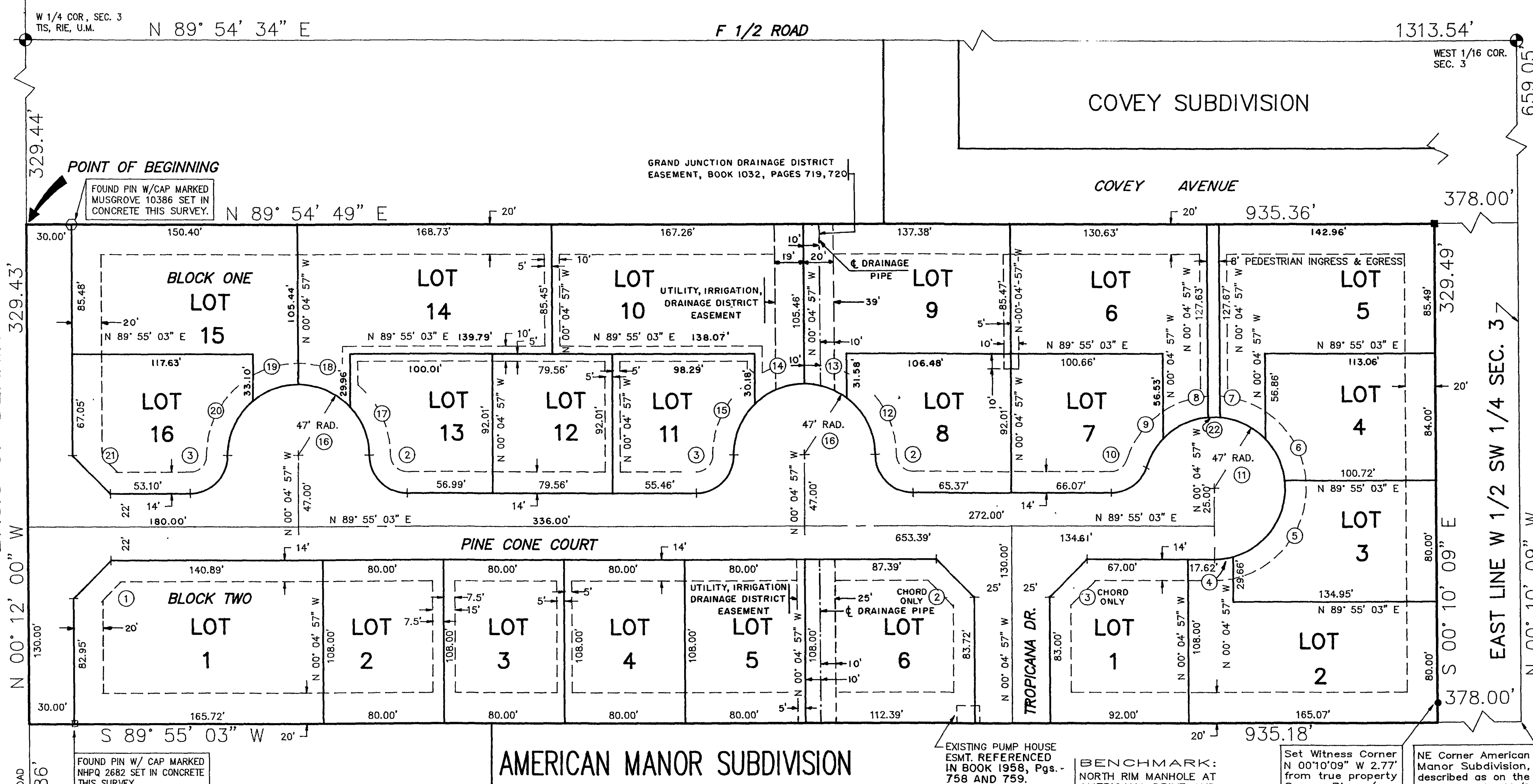


PLAT OF PINE CONE SUBDIVISION

SW 1/4 SEC. 3, T.1S., R.1E., U.M.
MESA COUNTY, COLORADO



CURVE DATA

CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH	TANGENT
1	NO CURVE		N44°51'32"E	35.39'		CHORD ONLY
2	25.00'	90°00'00"	N45°04'57"W	35.36'	39.27'	25.00'
3	25.00'	90°00'00"	N44°55'03"E	35.36'	39.27'	25.00'
4	47.00'	15°16'51"	N82°16'36"E	12.50'	12.53'	06.30'
5	47.00'	80°36'10"	N34°01'43"E	60.08'	66.11'	39.86'
6	47.00'	37°03'09"	N24°42'57"W	29.87'	30.94'	15.75'
7	47.00'	41°38'50"	N64°03'57"W	33.42'	34.16'	17.89'
8	47.00'	41°16'04"	S64°42'43"W	33.12'	33.85'	17.70'
9	47.00'	25°55'50"	S30°41'18"W	21.09'	21.27'	10.82'
10	25.00'	72°12'30"	S53°48'48"W	29.46'	31.51'	18.23'
11	47.00'	252°12'30"	N36°11'12"W	75.95'	208.89'	64.44'
12	47.00'	48°55'03"	N24°32'29"W	38.92'	40.13'	21.38'
13	47.00'	41°04'57"	N69°32'29"W	32.98'	33.70'	17.61'
14	47.00'	38°25'03"	S70°42'32"W	30.93'	31.51'	16.38'
15	47.00'	51°34'57"	S25°42'32"W	40.90'	42.31'	22.71'
16	47.00'	180°00'00"	N89°55'03"E	94.00'	147.65'	∞
17	47.00'	52°00'03"	N26°04'59"W	41.21'	42.66'	22.92'
18	47.00'	37°59'57"	N71°04'59"W	30.60'	31.17'	16.18'
19	47.00'	43°55'03"	S67°57'32"W	35.15'	36.02'	18.95'
20	47.00'	46°04'57"	S22°57'32"W	36.79'	37.80'	19.99'
21	NO CURVE		S45°08'29"E	35.32'		CHORD ONLY
22	47.00'	09°45'52"	N89°46'19"W	08.00'	08.00'	04.01'

LEGEND

- MESA COUNTY SURVEY (BRASS CAP) MARKER
- SET PIN W/CAP (PE PLS 14113) IN CONCRETE
- UTILITY EASEMENT

AREA SUMMARY

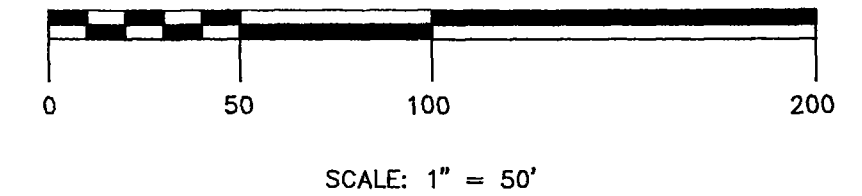
NUMBER OF LOTS	=	22
AREA OF LOTS	=	5.518 Ac. 78.0%
PEDESTRIAN ROW.	=	0.02 0.3%
AREA OF STREETS	=	1.613 Ac. 22.8%
TOTAL	=	7.074 Ac. 100%
DENSITY	=	3.11 UNIT/AC.

- NOTES:**
- EASEMENTS**
- FRONT LOT LINE EASEMENTS AS SHOWN ARE 14' WIDE IRRIGATION, DRAINAGE AND UTILITY EASEMENTS.
 - REAR LOT LINE EASEMENTS AS SHOWN ARE 20' WIDE IRRIGATION, DRAINAGE AND UTILITY EASEMENTS.
 - SIDE LOT LINE EASEMENTS AS SHOWN ARE 10' WIDE, 5' ON EACH SIDE OF THE PROPERTY LINE UNLESS OTHERWISE SHOWN ARE IRRIGATION, DRAINAGE AND UTILITY EASEMENTS.
- BUILDING SETBACKS**
- FRONT: 20'
 - SIDE: 10'
 - REAR: EXTERIOR LOTS 25'
 - REAR: INTERIOR LOTS 20'
 - (LOTS 7,8,11,12 & 13, BLOCK 1)

Set Witness Corner N 00°10'09" W 2.77' from true property Corner Pin w/cap set in conc. marked W.C. PE PLS 14113.

NE Corner American Manor Subdivision, described as on the East Line of the W/2 SW1/4 of Sec. 3, T.1S, R.1E U.M., Plat Book 12' Pgs. 241 and 242.

BENCHMARK: NORTH RIM MANHOLE AT AMERICANA DRIVE AND TROPICANA DRIVE ELEV. = 4740.42



DEDICATION

That the undersigned are the owners of that real property being the South half of the North half of the Northwest Quarter of the Southwest Quarter of Section 3, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT the East 378 feet thereof, Mesa County, Colorado, Book 1958, pages 758 and 759, and being more specifically described as follows:

Beginning at a point which bears S 00°12' 00" E 329.44 feet from the West Quarter Corner of said Section 3, T.1S, R.1E, U.M.; thence N 89°54' 49" E 935.36 feet along the North line of the S 1/2 N 1/2 NW 1/4 SW 1/4 of said Section 3; thence leaving said line S 00°10' 09" E 329.49 feet to the South line of the S 1/2 N 1/2 NW 1/4 SW 1/4; thence along said line S 89°55' 03" W 935.18 feet to the West line of the S 1/2 N 1/2 NW 1/4 SW 1/4; thence following said line N 00°12' 00" W 329.43 feet to the point of beginning containing 7.074 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as PINE CONE SUBDIVISION, a subdivision of a part of the County of Mesa, 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 dedicate 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 and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 23rd day of April A.D., 1993

Robert D. Bower
Robert D. Bower
President, B & B Construction Services, Inc.

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 22nd day of April A.D., 1993 by Robert D. Bower, President, B & B Construction Services, Inc.

My commission expires 5-2-93 *Frank Pavin*
Notary Public.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:50 o'clock A.M. this 14th day of May A.D., 1993, and is duly recorded in Plat Book No. 14, Page 108, Reception No. 1638448

Monika Jell Clerk and Recorder
Carol Zinda Deputy
Fees: \$ 10⁰⁰

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of April A.D., 1993, County Planning Commission of the County of Mesa.

Chad Neath
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 10th day of May A.D., 1993 Board of County Commissioners of the County of Mesa.

Alan B. Senora
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Surveyor in the State of Colorado, hereby certify that this plat of Pine Cone Subdivision, was prepared from notes taken in the field by me on January 18, 1993, and that this subdivision plat represents said survey.

Wayne H. Lizer 4/23/93
Wayne H. Lizer
Professional Land Surveyor
P.E., P.L.S. No. 14113

UTILITIES COORDINATING COMMITTEE

Hary R. Mathews
Approved: Chairman, Utilities Coordinating Committee

Date: 5-6-93

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.

PINE CONE SUBDIVISION
SW 1/4 SEC. 3, T.1S., R.1E., U.M.

W. H. LIZER & ASSOCIATES
ENGINEERING CONSULTING & LAND SURVEYING
576 25 ROAD • UNIT 8 • 241 - 1129
GRAND JUNCTION, COLORADO 81505

ENGINEERED FOUNDATIONS REQUIRED