

COUNTY PLANNING COMMISSION CERTIFICATE
 APPROVED THIS 5th DAY OF May A.D. 1983,
 COUNTY PLANNING COMMISSION OF THE COUNTY
 OF MESA, COLORADO

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 APPROVED THIS 9th DAY OF May A.D. 1983,
 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY
 OF MESA, COLORADO

UTILITIES COORDINATING COMMITTEE CERTIFICATE
 APPROVED THIS 13th DAY OF May A.D. 1983,
 UTILITIES COORDINATING COMMITTEE OF THE COUNTY
 OF MESA, COLORADO

ROSEWOOD ESTATES

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 30, T. 1 N., R. 1 W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED WARRANTS THAT THEY ARE THE OWNERS OF OR HAVE SOME INTEREST OF RECORD IN ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, THENCE SOUTH 0°03'25" WEST, ON THE WEST LINE OF SECTION 30, A DISTANCE OF 405.68 FEET TO THE "POINT OF BEGINNING", OF THIS DESCRIPTION; THENCE SOUTH 89°58'38" EAST, ON THE SOUTH LINE OF PROPERTY DESCRIBED IN DEEDS RECORDED IN BOOK 1340 AT PAGE 45 AND BOOK 1193 AT PAGE 740 AT THE MESA COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 983.03 FEET, THENCE NORTH 0°03'25" EAST, 205.68 FEET, THENCE SOUTH 89°58'38" EAST, ON THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1106 AT PAGE 409, IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 995.73 FEET, THENCE SOUTH 0°02'38" EAST, 300.17 FEET TO A POINT ON THE SOUTH BANK OF PERSIGO WASH; THENCE SOUTH 49°41'07" WEST, ALONG SAID SOUTH BANK, 394.14 FEET, THENCE SOUTH 36°58'11" WEST, ALONG SAID SOUTH BANK, 603.08 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, THENCE NORTH 0°09'22" WEST, ON SAID EAST LINE, 576.46 FEET, THENCE NORTH 89°59'26" WEST, ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1314.66 FEET, TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH 0°03'25" EAST, ON SAID WEST LINE, 255.43 FEET TO THE POINT OF BEGINNING, CONTAINING 18.87 ACRES, MORE OR LESS

THE BASIS OF ALL BEARINGS CONTAINED HEREIN BEING THE BEARING OF NORTH 0°03'25" EAST FOR THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30

THAT THE OWNERS HAVE CAUSED THE SAID LAND TO BE LAID OUT AND SURVEYED AS "ROSEWOOD ESTATES," A SUBDIVISION OF A PORTION OF MESA COUNTY, COLORADO

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL STREETS, ROADS, EASEMENTS AND PUBLIC SITES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC AND PUBLIC UTILITIES FOREVER AND HEREBY GRANT THOSE PORTIONS OF REAL PROPERTY LABELED UTILITY, DRAINAGE AND IRRIGATION EASEMENTS TO THE PUBLIC UTILITY COMPANIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO: TRANSMISSION LINES, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH WITH PERPETUAL RIGHT OF INTERFERING AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES SUCH EASEMENTS AND RIGHTS TO BE UTILIZED IN A REASONABLE AND PRUDENT MANNER

THAT THE EXPENSE FOR ALL STREET PAVING AND IMPROVEMENTS SHALL BE PAID FOR BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA

IN WITNESS THEREOF:

5-2-83
 DATE

Arthur Rose
 ARTHUR ROSE

STATE OF COLORADO) ss
 COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May, 1983 BY ARTHUR ROSE

MY COMMISSION EXPIRES 02-08-87 WITNESS MY HAND AND SEAL

Laura Lynn Birkhimer
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, STEPHEN D IKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND ACCURATELY AND PROPERLY REPRESENTS A FIELD SURVEY OF THE SAME

Feb. 17, 1983
 DATE OF SURVEY

Stephen D. Iker
 STEPHEN D IKER
 PLS. 19603

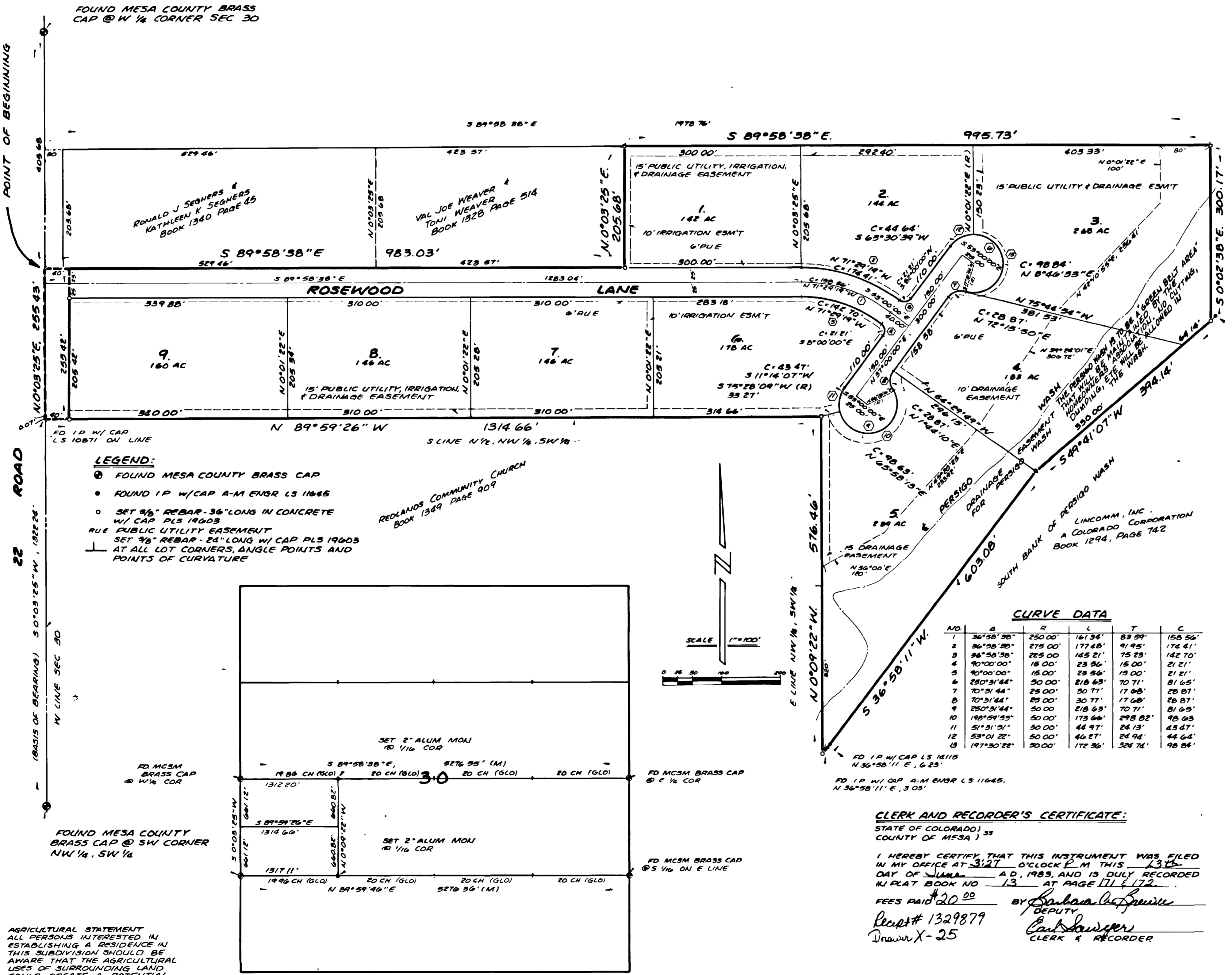


CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO) ss
 COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:27 O'CLOCK P.M. THIS 13th DAY OF May A.D. 1983, AND IS DULY RECORDED IN PLAT BOOK NO. 13, AT PAGE 171 & 172.

FEES PAID \$20.00 BY *Laura Lynn Birkhimer* DEPUTY CLERK & RECORDER
 Receipt # 1329879
 Drawn X-25

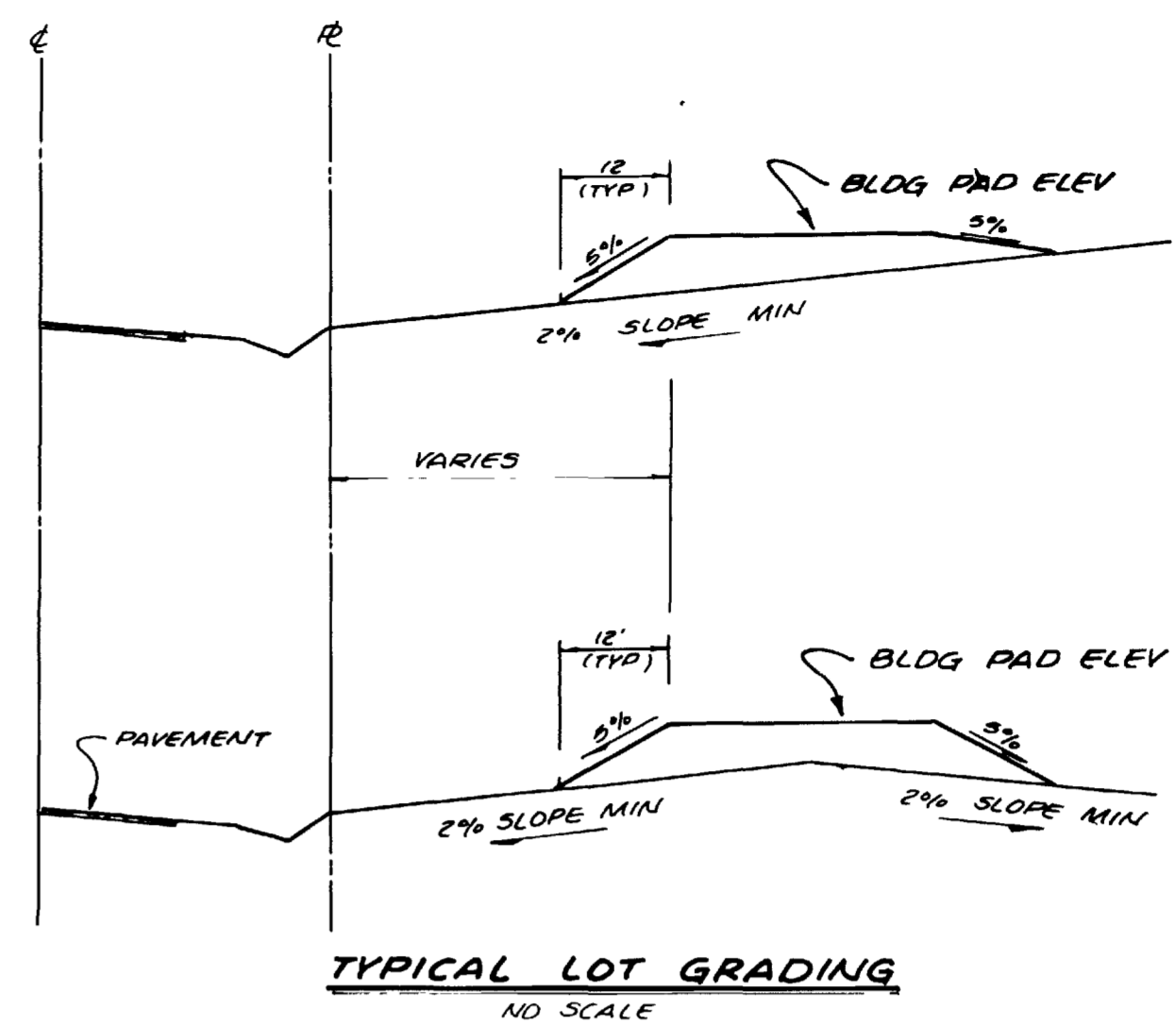
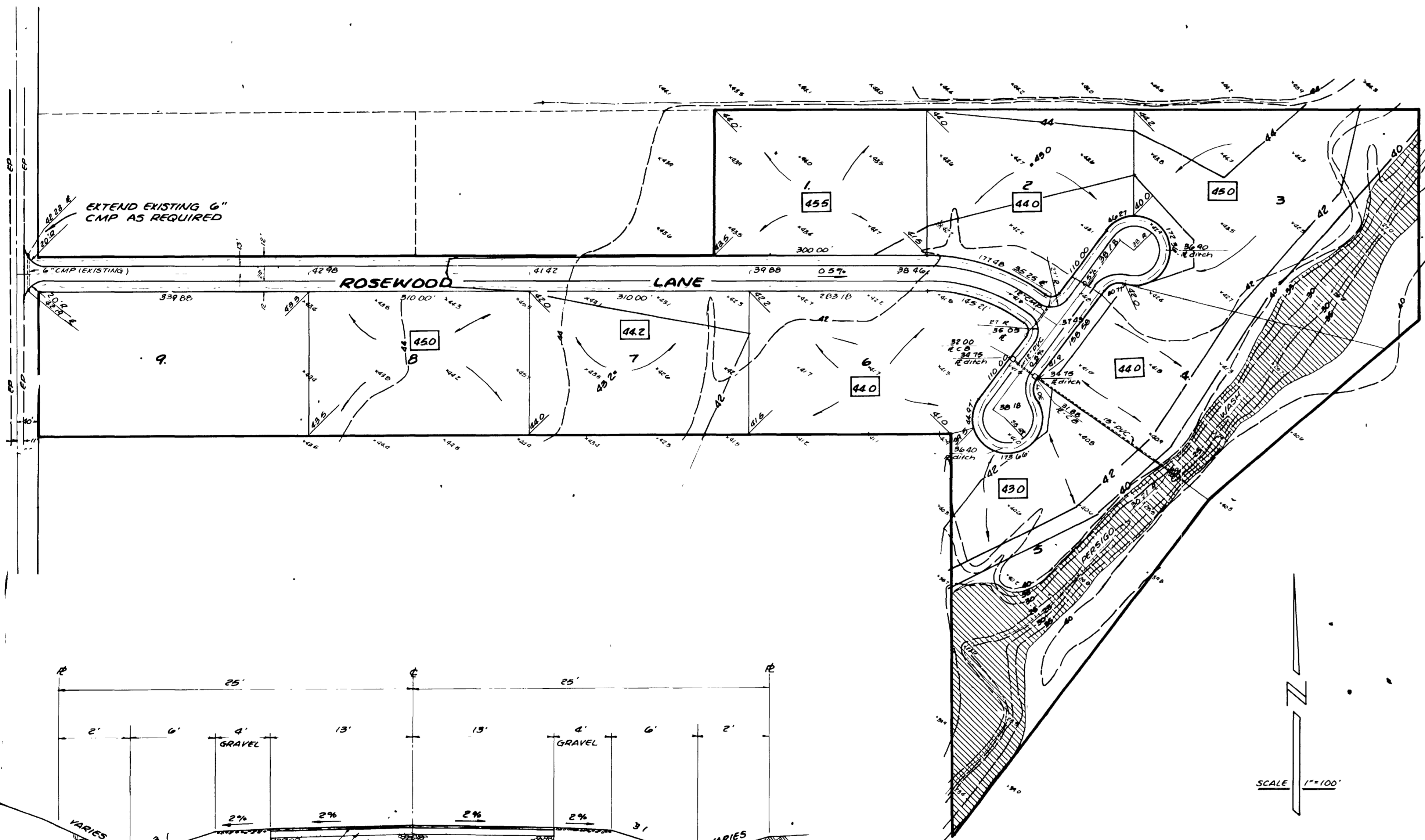


AGRICULTURAL STATEMENT
 ALL PERSONS INTERESTED IN ESTABLISHING A RESIDENCE IN THIS SUBDIVISION SHOULD BE AWARE THAT THE AGRICULTURAL USES OF SURROUNDING LAND COULD CREATE A POTENTIAL ANNOYANCE FROM NORMAL ACTIVITIES SUCH AS FERTILIZING, SPRAYING, ETC

SECTION 30
 T. 1 N. - R. 1 W. UTE MERIDIAN

ROSEWOOD ESTATES
 PART OF THE SOUTHWEST QUARTER SECTION 30, T. 1 N., R. 1 W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

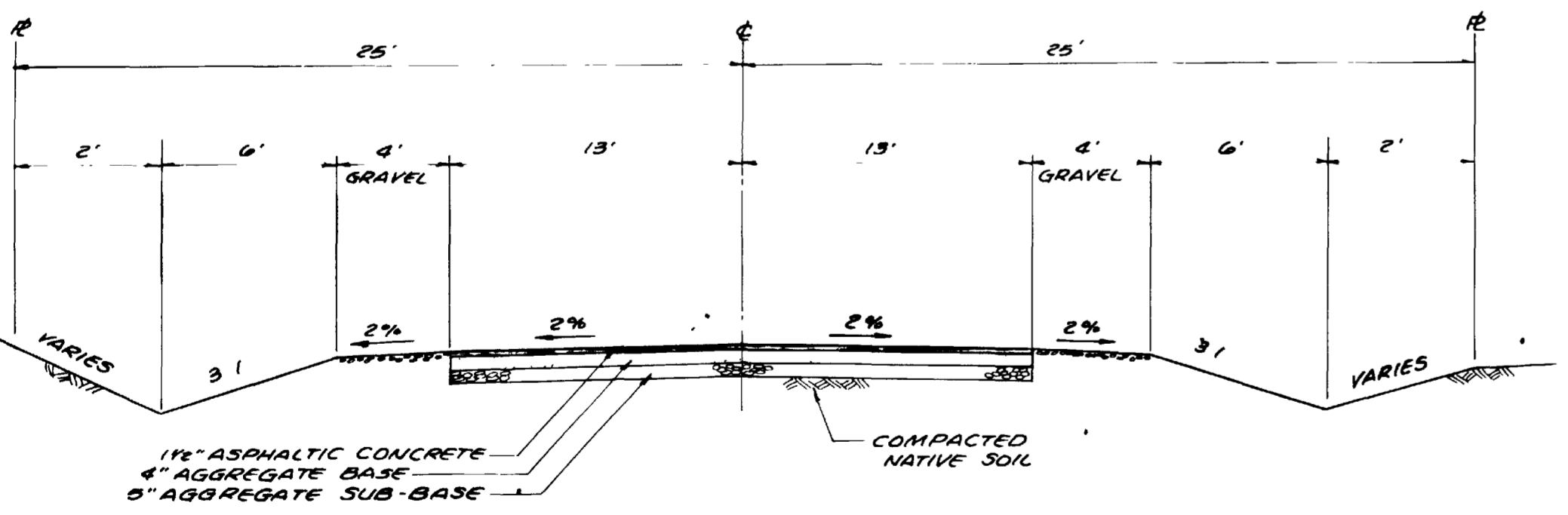
Castle Engineering
 CIVIL ENGINEERING AND LAND SURVEYING
 3028 PATTERSON ROAD GRAND JUNCTION COLORADO 81501
 (903) 434-9574



- LEGEND:**
- EXISTING GROUND ELEVATION 4543.1
 - - - EXISTING CONTOUR
 - PROPOSED GRADE
 - - - PROPOSED CONTOUR
 - 45.1 PROPOSED BUILDING PAD ELEVATION
 - - - 0.5% DIRECTION OF FLOW AND SLOPE
 - ////// LIMITS OF 100 YR FLOOD PLAIN DEDICATED OPEN SPACE

- QUANTITIES:**
- STREET GRADE PREPARATION 11,920 C.Y.
 - 5' AGGREGATE SUB-BASE 670 C.Y.
 - 4' AGGREGATE BASE 534 C.Y.
 - 1 1/2" ASPHALTIC CONCRETE 200 C.Y.

BENCHMARK:
TOP OF BRASS CAP AT SOUTHWEST CORNER,
SEC 30, T 1 N, R 1 W, UTE MERIDIAN
USGS DATUM EL 4536.51



<p>Costin Engineering CIVIL ENGINEERING AND LAND SURVEYING 3028 PATTERSON ROAD GRAND JUNCTION CO. ORADO 81501 (970) 434-9374</p>		
<p>GRADING AND DRAINAGE PLAN AND DETAILS</p>		
<p>ROSEWOOD ESTATES</p>		<p>DATE: 2-11-80 SHEET NO: 116 OF 9</p>