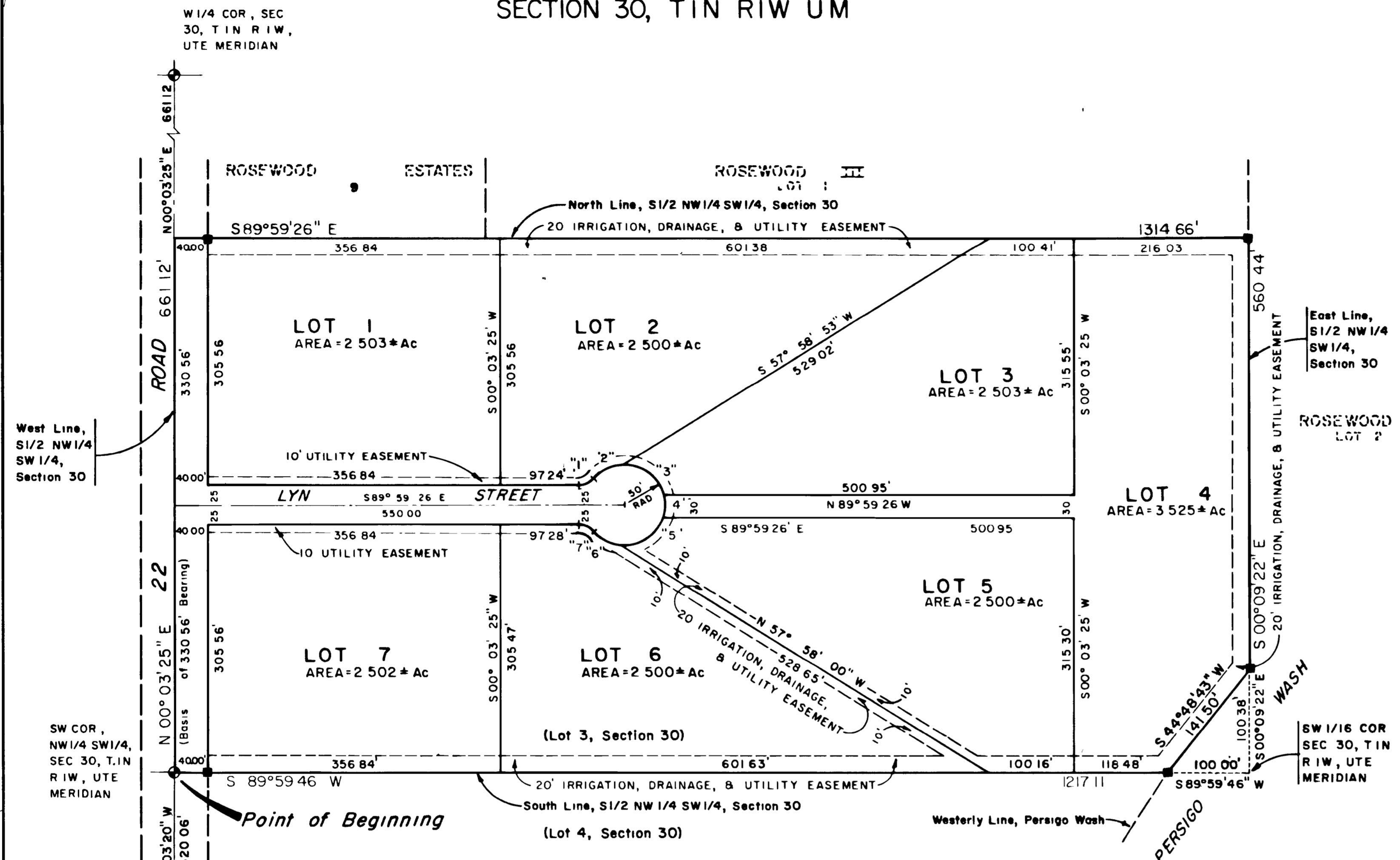


PLAT OF
LYN SUBDIVISION
SECTION 30, T1N R1W UM

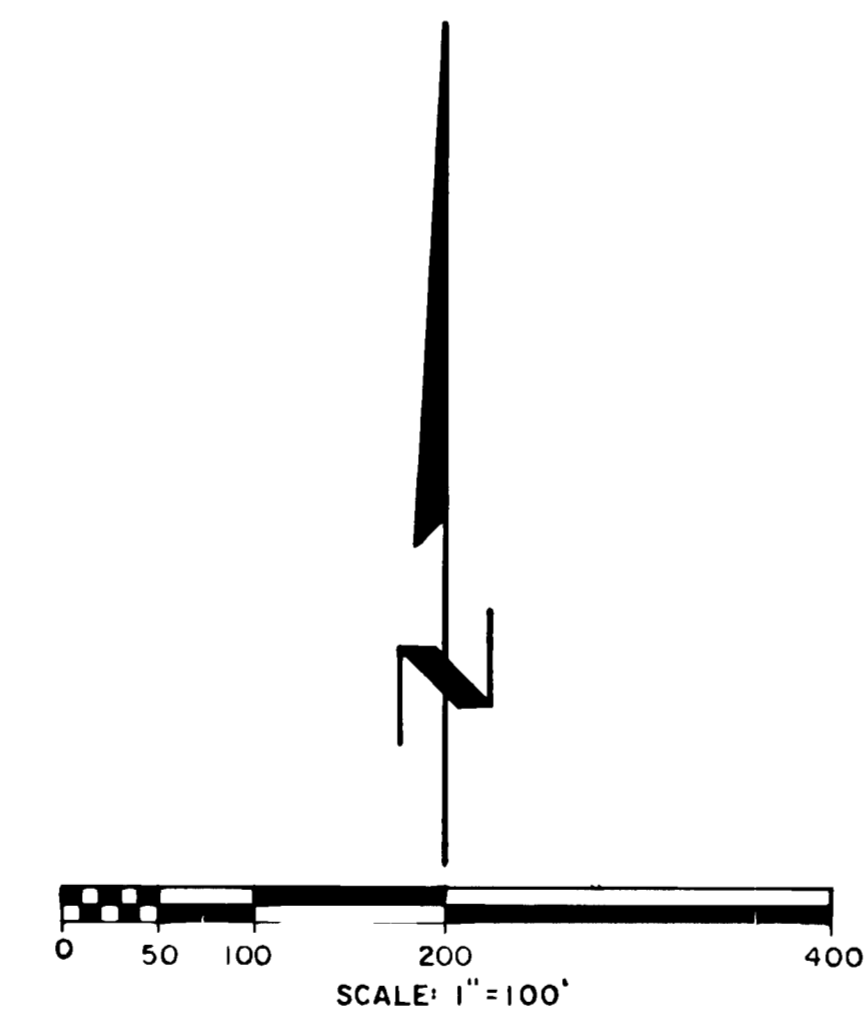


West Line, S1/2 NW1/4 SW1/4, Section 30
N 00° 03' 25" E 661.12'
S 00° 03' 25" E 661.12'
SW COR., NW1/4 SW1/4, SEC 30, T1N R1W, UTE MERIDIAN
Benchmark
TOP OF BRASS CAP
ELEV = 4536.00'

- LEGEND**
- MESA COUNTY SURVEY (BRASS CAP) MARKER
 - SET PIN w/CAP (PE PLS 14113) IN CONCRETE
 - ⊥ SET PIN w/CAP (PE PLS 14113) AT PROPERTY CORNERS

AREA SUMMARY

NUMBER OF LOTS	= 7
AREA OF LOTS	= 18 533* Ac 93%
AREA OF STREETS	= 1 319* Ac 7%
TOTAL	= 19 852* Ac 100%
DENSITY	= 2 84* Ac / UNIT



CURVE DATA

CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH	TANGENT
"1"	25 00'	48°11'23"	N 65°54'53"E	20 41'	21 02'	11.18'
"2"	50 00'	48°11'23"	N 65°54'53"E	40 82'	42 05'	22.36'
"3"	50 00'	72°32'33"	S 53°43'10"E	59 16'	63 30'	36.69'
"4"	50 00'	34°54'54"	S 00°00'34"E	30 00'	30 47'	15.72'
"5"	50 00'	72°32'33"	S 53°44'17"W	59 16'	63 30'	36.69'
"6"	50 00'	48°11'23"	N 65°53'45"W	40 82'	42 05'	22.36'
"7"	25 00'	48°11'23"	N 65°53'45"W	20 41'	21 02'	11.18'

NOTE: ENGINEERED FOUNDATIONS REQUIRED WITH FHA GRADING STANDARDS

DEDICATION

BEFORE ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situated in the South Half of the Northwest Quarter of the Southwest Quarter of Section 30, Township 1 North, Range 1 West of the Ute Meridian in Mesa County, Colorado, and being more specifically described as follows

Beginning at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 30, T1N, R1W of the Ute Meridian in Mesa County, Colorado, thence N00°03'25"E 661.12 feet along the West line of the S 1/2 NW 1/4 SW 1/4 of Section 30, T1N, R1W U.M., thence S89°59'26"E 1314.66 feet along the North line of said S 1/2 NW 1/4 SW 1/4 of said Section 30, thence S00°09'22"E 560.44 feet along the East line of said S 1/2 NW 1/4 SW 1/4 of said Section 30, thence S44°48'43"W 141.50 feet along the Westerly line of the Persigo Wash right-of-way, thence S89°59'46"W 1217.11 feet along the South line of said S 1/2 NW 1/4 SW 1/4 of said Section 30 to the point of beginning, containing 19 852 acres, more or less, said parcel recorded in Book 1885, Page 140, Deed Records of Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as LYN SUBDIVISION, a subdivision of a part of the County of Mesa

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 interfering trees and brush, with 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. 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 graveling or 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 12th day of March A.D. 19 93

John Davis
John Davis

Debra J. Davis
Debra J. Davis

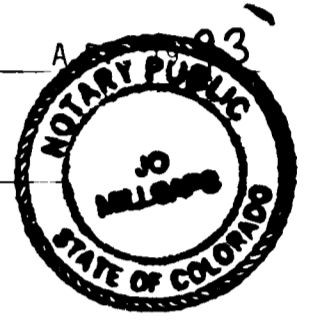
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 12th day of March A.D. 1993, by John Davis and Debra J. Davis

My commission expires 10-95

Witness my hand and official seal

Jo Millcap
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:40 o'clock A.M. this 1st day of April A.D. 1993, and is duly recorded in Plat Book No. 14, Page 102

Reception No. 1634048

Monika Todd Clerk and Recorder

Janine Martin Deputy

Fees \$ 10.00

Drawer 2 91

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of June A.D. 1992

County Planning Commission of the County of Mesa

Chali Nye
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 1st day of April A.D. 1993

Board of County Commissioners of the County of Mesa

Jonathan B. Senora
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of LYN SUBDIVISION was prepared from notes taken in the field by me or under my direction on March 16 and March 24, 1992, and this subdivision plat represents said survey

Wayne H. Lizer 6/10/92
Wayne H. Lizer
Professional Land Surveyor
P.E., P.L.S. No. 14113



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.

Approved *Gary R. Matthews*
Chairman, Utilities Coordinating Committee

Date 3-9-93

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3-5-101.

LYN SUBDIVISION
SECTION 30, T1N R1W UM.

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

REPRODUCED FROM COUNTY DOCUMENT
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