

K N ENERGY PARK

PLANNED UNIT DEVELOPMENT

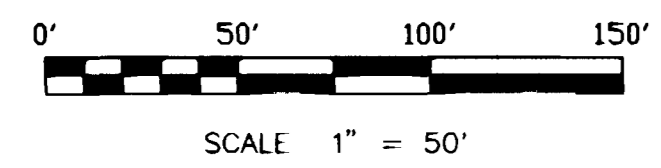
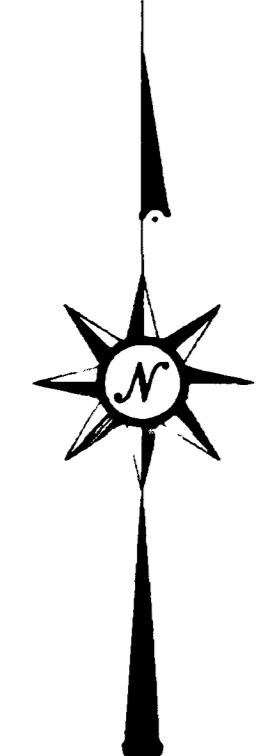
N W CORNER
SE1/4SW1/4 SEC 25
MSCM #1593
(UPGRADED FROM #5 REBAR LS 4307)

E C KIPP BK 1802 PG 771

S 89°52'36" E
1120.00

POB
NE CORNER
SE 1/4 SW 1/4 SEC 25
1 IN R 2W, U M
MSCM #856-1
ELEV = 4532.25

W F SCHREINER
BK 1741, PG 747



AREA SUMMARY

LOT 1	9.70 AC	=	74%
LOT 2	2.96 AC	=	23%
30' R/W	0.37 AC	=	3%
TOTAL	13.03 AC	=	100%

LOT 1

825 21 1/2 ROAD

LOT 2

821 21 1/2 ROAD

LOT 1 E & C SUBDIVISION
R B MAXSON BK 1877 PG 999

- LEGEND:**
- MESA COUNTY SURVEY MONUMENT
 - SET # 5 REBAR & ALUM CAP LS 18469 SET IN CONCRETE
 - FOUND # 5 REBAR & ALUM CAP (LS 9960)
 - FOUND # 5 REBAR & ALUM CAP (LS 3080) (SET IN CONCRETE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That the undersigned K N ENERGY INC is the owner of a parcel of land, recorded at BK 2285 Pg 401-403 being a part of the SE1/4 SW1/4 of Section 25 Township 1 North Range 2 West of the Ute Meridian described as

Beginning at a Mesa County Survey Marker for the NE Corner of the SE1/4SW1/4 of said Section 25, from whence a Mesa County Survey Marker for the SE Corner of the SW1/4 of said Section 25 bears S00°00'00"W 1320.84 feet, thence S00°00'00"W 550.84 feet, thence N89°52'30"W on the north line of E & C Subdivision 889.62 feet, thence N40°00'00"W 82.90 feet, thence N23°00'00"W 530.00 feet to the north line of the SE1/4 SW1/4 of said Section 25 thence S89°52'36"E 1150.00 feet to the Point of Beginning That said owner has caused said real property to be laid out and surveyed as K N ENERGY PARK, Mesa County Colorado

That said owner does hereby dedicate and set apart that real property as shown and labeled on the accompanying plat as follows

All Road Rights-of-Way to Mesa County for the use of the public forever;
All Multi-Purpose Easements to the Mesa County for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures,
all ingress/egress easements to the owners and/or their assigns of Lot 1, for the non-exclusive ingress and egress over, above and across Lot 2 to said Lot 1,
All Irrigation Easements to the Grand Valley Irrigation Company for the operation and maintenance of the Independent Ranchmans Ditch,

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

That there are no lienholders of record

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 23 day of JUNE AD 1997

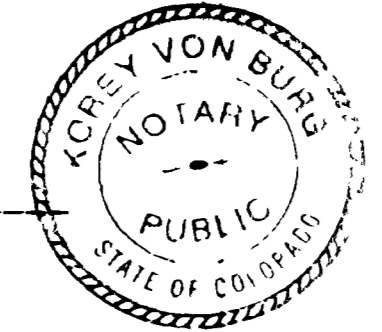
Thomas E. Bart
K N ENERGY INC

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 23rd day of June AD 1997

My commission expires 01/18/98

WITNESS MY HAND AND OFFICIAL SEAL

Robert Von Burg



CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:12 o'clock P M this 1st day of July AD 1997 and is duly recorded as Reception Number 180414 in Plat Book 15, Page 338 through inclusive Drawer No 2071 at page(s) _____
Covenants, conditions and restrictions recorded in Book _____ at page(s) _____
Monika Todd Clerk and Recorder 10.00 Fees
Jarvis E. Finneyan Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 19 day of July AD 1997, Board of County Commissioners of Mesa County Colorado
Stephen B. Shover Chairperson

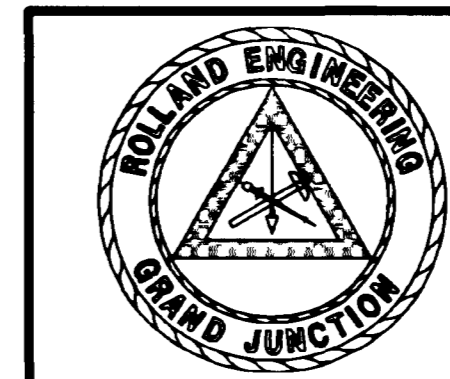
COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 30th day of June AD 1997, County Planning Commission of Mesa County Colorado
Charlie Nephew Chairperson

SURVEYOR'S STATEMENT
I, Richard A Mason, do hereby certify that the accompanying plat of K N ENERGY PARK, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same

Richard A Mason
Registered Professional Land Surveyor
P.L.S. No 18469
6-23-1997
Date

GENERAL NOTES

- 1) Title information from Mesa County real property records and from Meridian Land Title Inc File No 25429 effective date 3-7-1997
- 2) Basis of bearing based upon Mesa County Survey Markers at the NE Corner of the NE1/4SW1/4 and at the SE Corner of the SW1/4 in Section 25 T1N R2W U M as per E & C Subdivision Plat Book 12 page 400 Bearing equals S 00°00'00" W
- 3) Setback requirements for all lots are as follows
Front - 10 feet / 30 from CL
Rear - 20 feet
Sideyard - None
- 4) A ditch easement along the east property line recorded in book 628 at page 406 is subject to forfeiture because of lack of maintenance



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

C:\KNE\FINAL\KNPLAT.DWG

K N ENERGY PARK

PLANNED UNIT DEVELOPMENT
IN THE SE 1/4 SW 1/4 SECTION 25
T 1 N, R 2 W, UTE MERIDIAN
MESA COUNTY, COLORADO

Designed	Checked	RAM	Sheet
Drawn	JLG	Date 3/13/97	of 1
		rv 6/23/97	

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

NOTE
The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty

D:\WORK\KNPLAT Not Jun 23 11 08 02 1997 ROLLAND ENGINEERING