

GRAND MATT II SUBDIVISION

A REPLAT OF LOT 1 of Grand Matt Subdivision and Lot 10 of Vanwood Subdivision and a portion of the NE1/4 SE1/4 of Section 17, T1S, R1W of the U.M.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	30.62'	27.72'	N 50°20'30" E	87°43'00"	19.22'
C2	40.00'	61.24'	55.43'	N 50°20'30" E	87°43'00"	38.44'
C3	46.00'	109.68'	85.48'	S 23°51'20" E	136°36'43"	115.63'
C4	61.00'	103.23'	91.34'	S 43°40'54" E	96°57'34"	68.90'
C5	81.00'	92.91'	87.90'	S 59°18'09" E	65°43'12"	52.32'

LINE TABLE

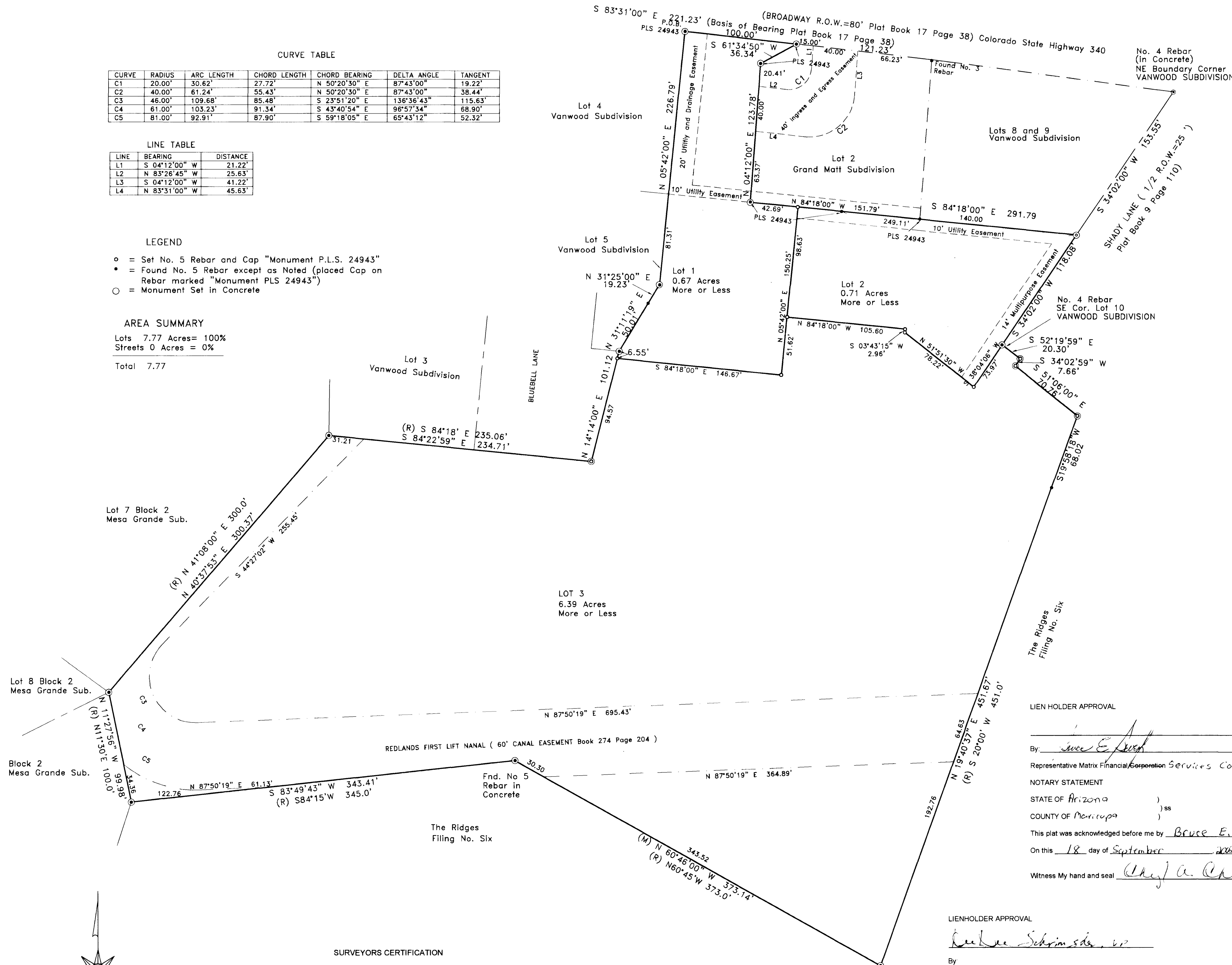
LINE	BEARING	DISTANCE
L1	S 04°12'00" W	21.22'
L2	N 83°26'45" W	25.63'
L3	S 04°12'00" W	41.22'
L4	N 83°31'00" W	45.63'

LEGEND

- = Set No. 5 Rebar and Cap "Monument P.L.S. 24943"
- = Found No. 5 Rebar except as Noted (placed Cap on Rebar marked "Monument PLS 24943")
- = Monument Set in Concrete

AREA SUMMARY

Lots 7.77 Acres = 100%
Streets 0 Acres = 0%
Total 7.77



KNOW ALL MEN THESE PRESENTS:

The undersigned Jose L. Gallegos, Victoria Ann Gallegos, Audrey E. Murphy, Rufina Marquez and Jose F. Marquez are the owners of that property as described in Book 2237 Page 973, Book 2815 Page 309, Book 1667 Page 274, Book 1922 Page 954, Book 2076 Page 602 and Book 2087 at Page 432 in the Mesa County and Recorder's office and being more particularly described as follows: a Tract or Parcel of Land situated in the SE 1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows: beginning at the NW corner of Lot 1 in the Grand Matt Subdivision and whose Northerly line recorded as bearing S83°31'00"E in Plat Book 17 at Page 38 in the Mesa County Clerk and Recorder's Office, thence S83°31'00"E along the South right of way of Colorado State Highway 340, 100.00 feet; thence leaving said right of way S81°24'50"W 36.34 feet; thence S84°12'00"W 123.78 feet; thence S84°18'00"E 291.79 feet to the Westerly right of way of Shady Lane; thence along said Westerly right of way S34°02'00"W 118.08 feet; thence leaving said Westerly right of way S52°19'59"E 20.30 feet; thence S34°02'59"W 7.66 feet; thence S51°06'00"E 70.76 feet to a point on the Northerly boundary of The Ridges Filing No. 6; thence along said Northerly boundary S19°58'18"W 68.02 feet; thence S19°40'37"W 451.67 feet; thence N60°46'00"W 373.14 feet; thence S83°49'43"W 343.41 feet; thence N11°27'56"W 99.98 feet; thence N40°37'53"E 300.37 feet; thence leaving said Northerly boundary, S84°22'59"E 234.71 feet; thence N14°14'00"E 101.12 feet; thence N31°11'19"E 50.01 feet; thence N31°25'00"E 19.23 feet; thence N05°42'00"E 226.79 feet to the point of beginning, Mesa County, Colorado. Said Tract or Parcel contains 7.77 acres more or less.

Said owner has caused the described real property to be subdivided and to be publicly known as GRAND MATT II SUBDIVISION.

Easements designated on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with perpetual right of ingress and egress to the easement.

Said owners hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this plat have been represented herein.

Said owners does subscribe hereunder their names:

Victoria Ann Gallegos
Victoria Ann Gallegos
Audrey E. Murphy
Audrey E. Murphy
Rufina Marquez
Rufina Marquez
Jose F. Marquez
Jose F. Marquez

NOTARY STATEMENT

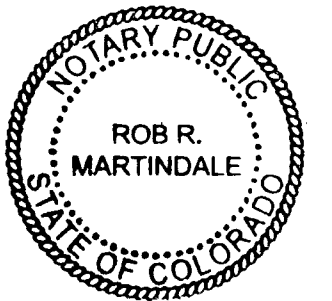
STATE OF COLORADO)

COUNTY OF MESA) ss

This plat was acknowledged before me by Jose L. Gallegos, Victoria Ann Gallegos, Audrey E. Murphy, Rufina Marquez, and Jose F. Marquez on this 13th day of February, 2003.

My commission expires 3/26/2005

Witness my hand and seal Rob R. Martindale



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I certify that this instrument was filed in my office at 9:51 o'clock A.M. on the 21st day of

FEBRUARY, 2003 A.D. and was recorded in Plat Book 19, Page No. 255

Reception No. 2104870, Drawer No. NN-58, Fees 10⁰⁰ / 1⁰⁰ ss.

By: Jessica Ward Jessica M. Clay

Clerk and Recorder Deputy

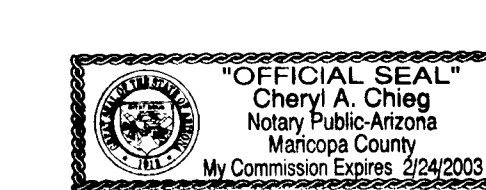
BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 21st day of February, 2003 A.D. by the

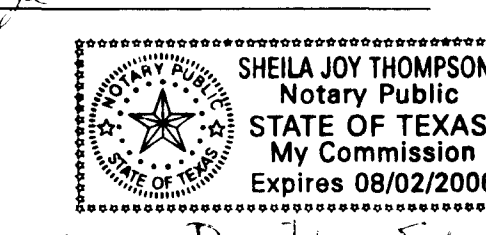
Board of County Commissioners of the County of Mesa, State of Colorado.

James R. Baughman
Chairperson

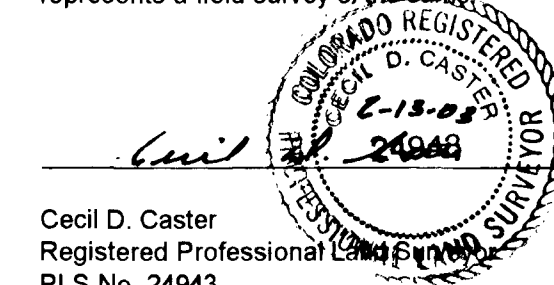
LIEN HOLDER APPROVAL
By: Jesse E. Smith
Representative Matrix Financial Corporation Services Corporation
NOTARY STATEMENT
STATE OF Arizona)
COUNTY OF Maricopa) ss
This plat was acknowledged before me by Bruce E. Beverly
On this 18 day of September, 2002. My Commission expires 1/21/03
Witness My hand and seal Cheryl A. Chieg



LIENHOLDER APPROVAL
Rebecca Schrimsher
By
Representative of Extracorporeal Mortgage
NOTARY STATEMENT
STATE OF Texas)
COUNTY OF McLennan) ss
This plat was acknowledged before me by Sheila Joy Thompson
On this 11th day of February, 2003. My Commission expires 9-2-2006
Witness My hand and seal Sheila Joy Thompson



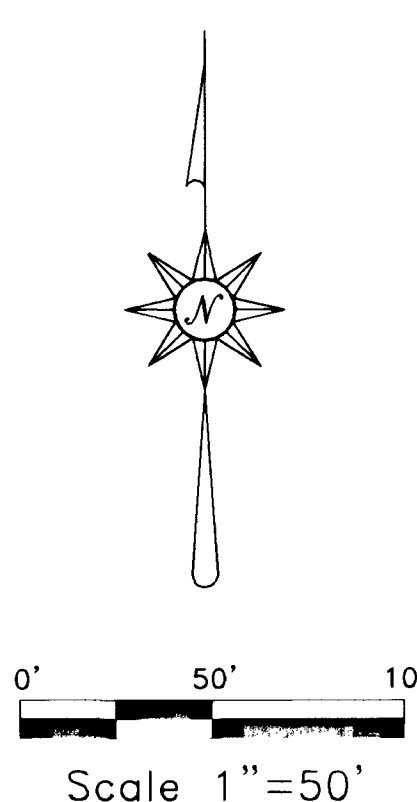
SURVEYORS CERTIFICATION
I, Cecil D. Caster, do hereby certify that the accompanying plat of Grand Matt II, a subdivision of a part of Mesa County, Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Basis of Bearing: All bearings shown are per Grand Matt Subdivision as recorded in Plat Book 17 at Page 38 in the Mesa County Clerk and Recorder's Office.

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

Pursuant to C.R.S. 24-68-101 and Chapter 1.01 of the 2000 Mesa County Land Development Codes, a site specific development plat has been approved by Mesa County of GRAND MATT II SUBDIVISION and shall result in a vested right for a period of 3 years from 7/8/02.



Grand Matt II Subdivision
LOCATED in the SE 1/4 of Sec. 17,
T1S, R1W, U.M.

DESIGNED	FIELD APPROVAL
DRAWN	TECHNICAL APPROVAL
CHECKED	APPROVED
PREPARED FOR: Matt Gallegos	JOB NO. 01-63