

Peach Tree East Subdivision

SITUATED IN THE NE1/4 NW1/4 SECTION 11, T1S, R1E, UTE MERIDIAN
Being a Replat of a part of Lots 2, 3, 4 and 5 in Block 2 of Phase II, Peach Tree Bulk Development

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Lynnda R. Hess is the authorized representative of NEVAFinance, LLC, a Colorado Limited Liability Company, which is the real owner of that real property situate in the County of Mesa, State of Colorado, as demonstrated at Book 3430 at Page 508 of the Mesa County Clerk & Recorder's Office, known as Lots 3, 4 and 5 in Block 2 of Phase II, Peach Tree Bulk Development; EXCEPT the West 30 feet of the North 264.54 feet of said Lot 5, AND that the undersigned, Lynnda R. Hess is the authorized representative of Hasco, Inc. of New Mexico, a Colorado Corporation, which is the real owner of that real property situate in the County of Mesa, State of Colorado, as demonstrated at Book 1916 at Pages 981-987 of the Mesa County Clerk & Recorder's Office, known as Lot 2 in Block 2 of Phase II, Peach Tree Bulk Development, and being situate in the NE1/4 NW1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

A parcel of land situate in the NE1/4 NW1/4 of Section 11, Township 1 South, Range 1 East, of the Ute Meridian, being a part of Lots 2, 3, 4, and 5, Block Two, Phase II of Peach Tree Bulk Development, recorded at Reception No. 1341459 of the Mesa County Clerk and Recorder's records, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block 2 of Peach Tree Bulk Development;
thence N 89°58'53" E a distance of 107.34 feet;
thence S 86°03'14" E a distance of 41.64 feet;
thence S 86°22'32" E a distance of 95.90 feet;
thence S 85°12'04" E a distance of 24.72 feet;
thence N 90°00'00" E a distance of 6.02 feet;
thence along a curve turning to the right with an arc length of 22.53 feet, with a radius of 52.00 feet, with a chord bearing of S 31°35'07" E, with a chord length of 22.35 feet;
thence with a compound curve turning to the right with an arc length of 56.87 feet, with a radius of 172.00 feet, with a chord bearing of S 09°42'12" E, with a chord length of 56.61 feet;
thence S 00°13'51" E a distance of 117.93 feet;
thence S 00°13'52" E a distance of 74.18 feet;
thence along a curve turning to the right with an arc length of 56.87 feet, with a radius of 172.00 feet, with a chord bearing of S 09°14'28" W, with a chord length of 56.61 feet;
thence with a compound curve turning to the right with an arc length of 47.47 feet, with a radius of 52.00 feet, with a chord bearing of S 44°51'51" W, with a chord length of 45.84 feet;
thence with a compound curve turning to the right with an arc length of 55.67 feet, with a radius of 172.00 feet, with a chord bearing of S 80°17'12" W, with a chord length of 55.42 feet;
thence S 00°02'33" E a distance of 26.00 feet;
thence S 00°02'33" E a distance of 26.00 feet;
thence N 89°57'56" E a distance of 50.75 feet;
thence S 43°18'12" E a distance of 6.26 feet;
thence S 89°26'46" E a distance of 7.20 feet;
thence N 46°57'16" E a distance of 5.65 feet;
thence along a curve turning to the right with an arc length of 51.88 feet, with a radius of 38.00 feet, with a chord bearing of S 39°20'46" E, with a chord length of 47.95 feet;
thence S 00°13'52" E a distance of 135.43 feet;
thence S 89°56'44" W a distance of 431.19 feet;
thence N 00°01'07" W a distance of 135.00 feet;
thence N 89°58'53" E a distance of 30.00 feet;
thence N 00°01'07" W a distance of 264.54 feet;
thence N 89°58'53" E a distance of 105.00 feet;
thence N 00°01'07" W a distance of 210.00 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as PEACH TREE EAST SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owners further grants those portions of land which are labeled as Access Easements, the intent of said Easements is for the use of the Public and the adjoining Lots of Peach Tree East Subdivision and the adjoining Properties as an Access easement and that said owners further dedicate those portions of land which are labeled as Access Easements as Service Easements for use for emergency vehicles and service trucks, including but not limited to postal service, trash collection, fire, police, and emergency vehicles and services.

Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so 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 a perpetual right of ingress and egress to the easement.

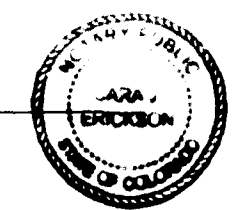
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of September A.D., 2009.

Lynnda R. Hess, Manager
Lynnda R. Hess, Manager NEVAFinance, LLC,
a Colorado Limited Liability Company

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of September A.D., 2009, by Lynnda R. Hess, Manager NEVAFinance, LLC, a Colorado Limited Liability Company.

01-29-2013
My commission expires:



Carolyne E. Fisher
Notary Public

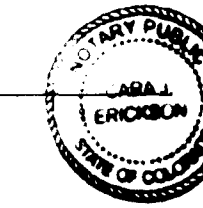
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of September A.D., 2009.

Lynnda R. Hess, Secretary
Lynnda R. Hess, Secretary Hasco Inc. of New Mexico,
a Colorado Corporation.

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of September A.D., 2009, by Lynnda R. Hess, Secretary Hasco Inc. of New Mexico, a Colorado Corporation.

01-29-2013
My commission expires:



Carolyne E. Fisher
Notary Public

Note:
Please see Ratification of Plat recorded at Book 4914 Page 410 of the Mesa County Clerk and Recorder's Office.

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE
Accepted this 9th day of Sept A.D., 2009, Board of County Commissioner's of the County of Mesa, Colorado.

Steven Berglund
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:45 o'clock P M. this 9th day of SEPTEMBER A.D., 2009, and is duly recorded in Book No. 4914, Page 859 & 860

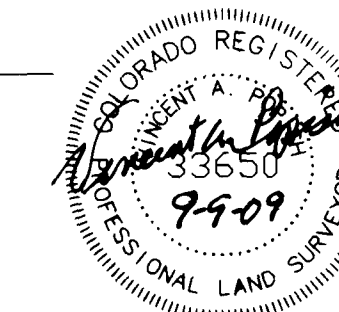
Reception No. 2504866 Drawer No. XX-30 Fees \$ 20+1

Janice Rich BY Shawn Berglund
CLERK AND RECORDER DEPUTY

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of PEACH TREE EAST SUBDIVISION, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Vincent A. Popish
Vincent A. Popish, Independent Surveyor, Inc.
Colorado Professional Land Surveyor NO. 33650



9-9-09
Date

Peach Tree East Subdivision

SITUATED IN THE NE1/4 NW1/4 SECTION 11, T1S, R1E, UTE MERIDIAN

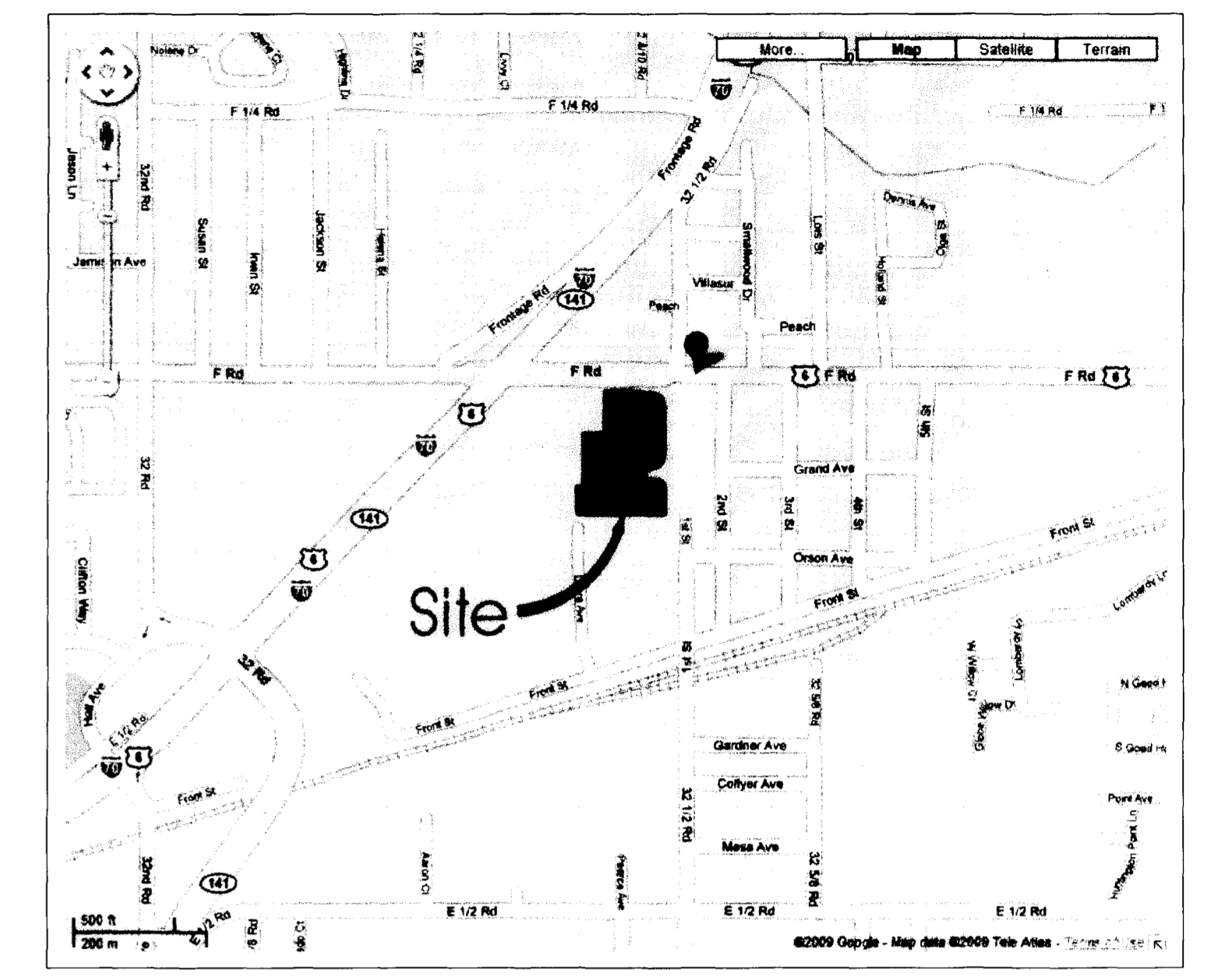
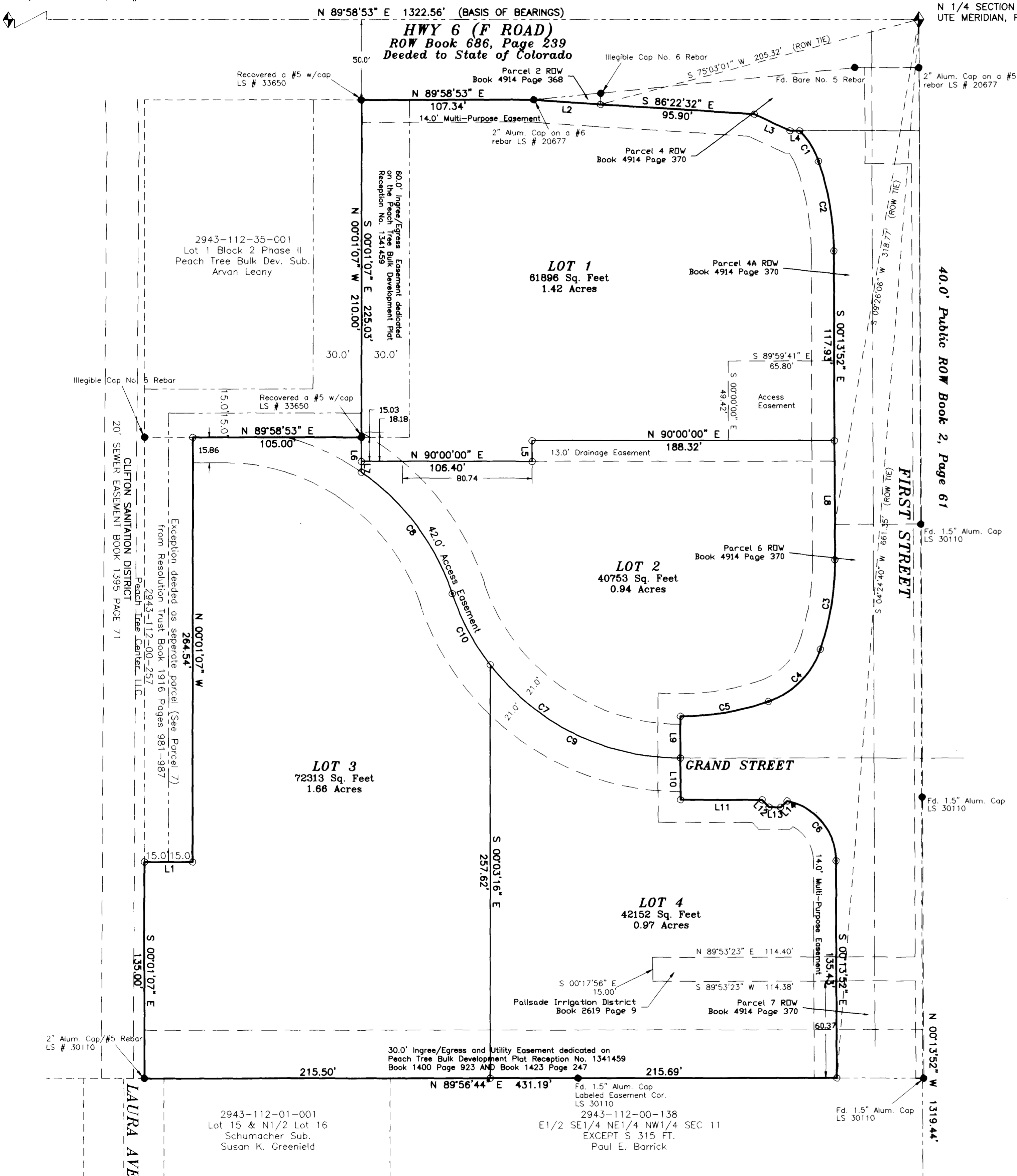
INDEPENDENT SURVEY, Inc.	Client: NEVAFinance, LLC
	Date: 9/2/2009
	Scale: 1" = 40'
	Drawn by: vap
	Checked by:
VINCENT A. POPISH, PLS	File No.: 209204
133 N. 8th St. Phone (970)257-7550 Fax (970)257-1261 Grand Junction, Colorado 81501 Cell (970)986-9035	File Name: Peachtree

Peach Tree East Subdivision

SITUATED IN THE NE1/4 NW1/4 SECTION 11, T1S, R1E, UTE MERIDIAN
Being a Replat of a part of Lots 2, 3, 4 and 5 in Block 2 of Phase II, Peach Tree Bulk Development

FOUND 3 1/4 ALUM CAP
THOMPSON-LANGFORD CORP.
W 1/16 N LINE SECTION 11, T1S,
R1E, UTE MERIDIAN, PLS# 18478

FOUND 3 1/4 ALUM CAP
COLORADO DEPT. OF HIGHWAYS
N 1/4 SECTION 11, T1S, R1E,
UTE MERIDIAN, PLS# 18478

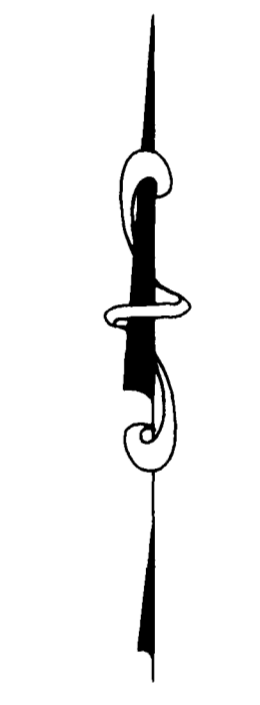


LEGEND

- ◆ FOUND CONTROL SURVEY MARKER AS DESCRIBED
- ◆ 4.0' W.C. LANDESIGN LS# 31551
- FOUND SURVEY MARKER AS DESCRIBED
- SET NO.5 REBAR/CAP L.S. 33650

ALL LINEAL DISTANCES ARE U.S. SURVEY FEET
ALL PERIMETER CORNERS SET IN CONCRETE

NOTE: ALL MONUMENTS FOUND WITHIN 0.25' OF THE CALCULATED POSITION WERE CONSIDERED TO BE "FOUND IN PLACE."



GRAPHIC SCALE
1"=40'



Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

Pursuant to C.R.S. §24-68-101 et seq., and Section §1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County Department of Planning and Economic Development for Peach Tree East Subdivision and shall result in a vested right for a period of three years from the date that the required vesting notice is published.

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	52.00'	22.53'	22.35'	S 31°35'07" E	24°48'10"	11.44'
C2	172.00'	56.87'	56.81'	S 08°42'12" E	18°58'40"	28.70'
C3	172.00'	56.87'	56.81'	S 08°14'28" W	18°56'40"	28.70'
C4	52.00'	47.47'	45.84'	S 44°51'51" W	52°18'06"	25.53'
C5	172.00'	55.67'	55.42'	S 80°17'12" W	18°32'36"	28.08'
C6	38.00'	51.88'	47.95'	S 39°20'46" E	78°13'48"	30.90'
C7	150.00'	187.31'	175.37'	N 54°13'38" W	71°32'43"	108.07'
C8	150.00'	96.21'	94.57'	S 36°49'49" E	36°45'04"	49.83'
C9	150.00'	136.78'	132.09'	N 63°52'34" W	52°14'52"	73.56'
C10	150.00'	50.52'	50.28'	N 28°06'12" W	19°17'51"	25.50'

LINE	BEARING	DISTANCE
L1	N 89°58'53" E	30.00'
L2	S 86°03'14" E	41.64'
L3	S 65°12'04" E	24.72'
L4	N 90°00'00" E	6.02'
L5	S 00°00'00" E	13.00'
L6	S 00°01'07" E	21.71'
L7	S 00°01'07" E	6.88'
L8	S 00°13'52" E	74.18'
L9	S 00°02'33" E	26.00'
L10	S 00°02'33" E	26.00'
L11	N 89°57'56" E	50.75'
L12	S 43°18'12" E	6.26'
L13	S 89°26'46" E	7.20'
L14	N 46°57'16" E	5.65'



PROPOSED LAND USE SUMMARY		
LOTS	4.98 ACRES	100%
TOTAL	4.98 ACRES	100%

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS STATEMENT:
BEARINGS ARE BASED ON THE NORTH LINE OF THE NE1/4 NW1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN AS DEFINED BY THE MESA COUNTY LOCAL COORDINATE SYSTEM, SAID NORTH LINE BEARS N89°58'53"E.

FOUND 3-1/4 ALUM CAP
LANDESIGN, 4.0' W.C.
CEN N 1/16 SECTION 11, T1S,
R1E, UTE MERIDIAN, PLS# 31551

Peach Tree East Subdivision
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INDEPENDENT SURVEY, Inc.
VINCENT A. POPISH, PLS
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
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