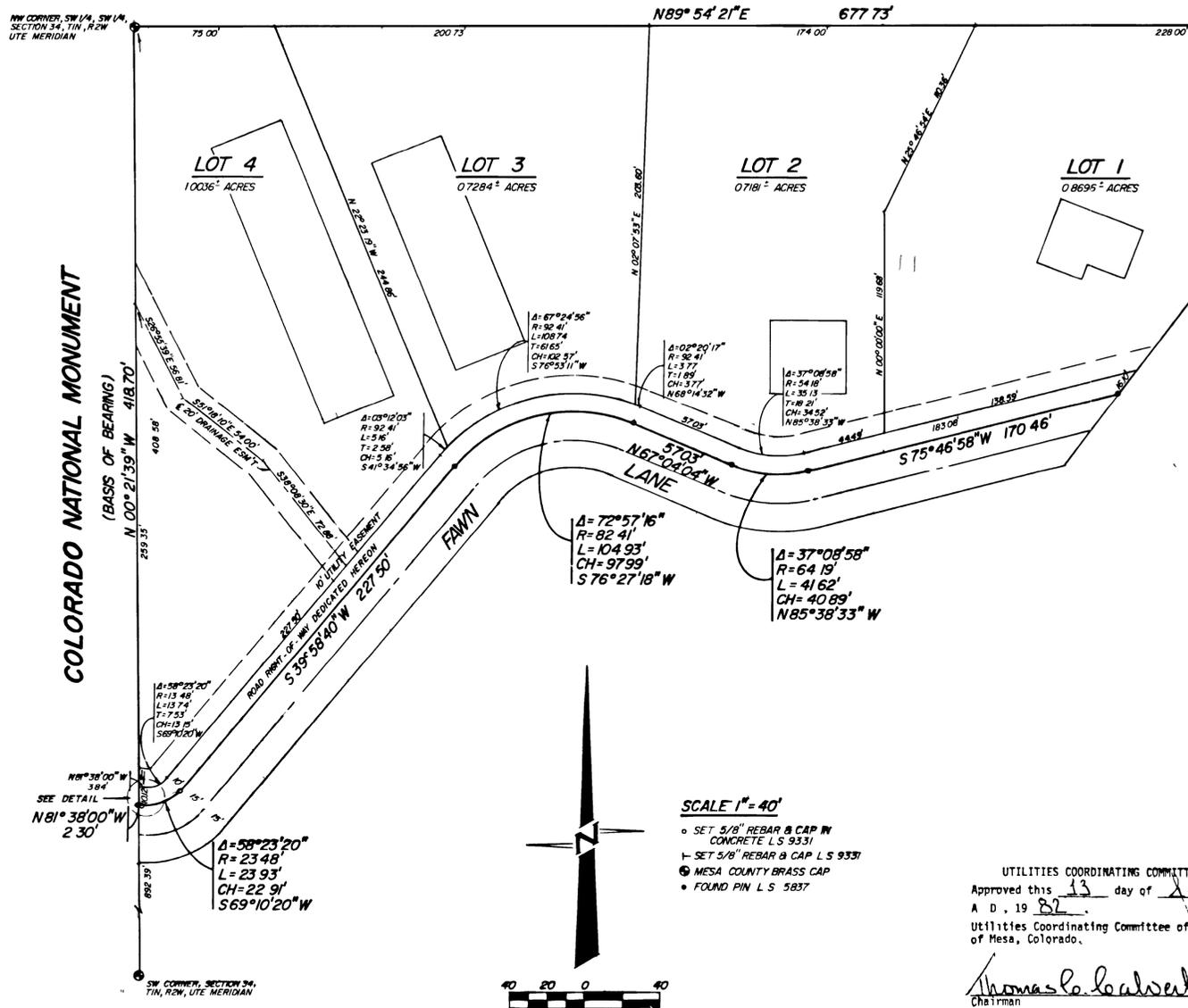


# FAWN HILL

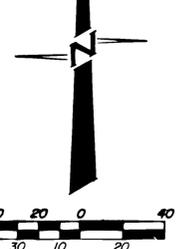


COLORADO NATIONAL MONUMENT

(BASIS OF BEARING)  
N 00° 21' 39" W 418.70'

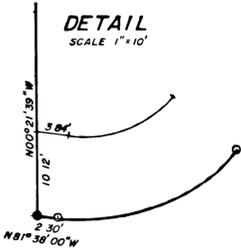
N 89° 54' 21" E 677.73'

BROADWAY  
(HWY. 340)



- SCALE 1" = 40'**
- SET 5/8" REBAR & CAP IN CONCRETE L.S. 9331
  - SET 3/8" REBAR & CAP L.S. 9331
  - MESA COUNTY BRASS CAP
  - FOUND PIN L.S. 5837

**BUILDING SETBACKS**  
FRONT YARD = 25'  
SIDE YARD = 15'  
REAR YARD = 30'



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being situated in the SW 1/4 of the SW 1/4 of Section 34, Township 1 North, Range 2 West of the Ute Meridian as shown on the accompanying plat and more particularly described as follows

Beginning at the Northwest corner SW 1/4 SW 1/4 of said Section 34, and considering the West line to bear N 00° 21' 39" W and all bearings contained herein to be relative thereto, thence N 89° 54' 21" E 677.73 feet to the Westerly right of way of Colorado Highway 340, thence along said right of way S 37° 22' 58" W 249.42 feet, thence along the Northerly line of a 30.0 foot wide access road to the Colorado National Monument the following seven courses and distances (1) S 75° 46' 58" W 170.46 feet, (2) thence 41.62 feet along the arc of a curve to the right, having a central angle of 37° 08' 58", with a radius of 64.19 feet, whose long chord bears N 85° 38' 33" W a distance of 40.89 feet, (3) N 67° 04' 04" W 57.03 feet, (4) thence 104.93 feet along the arc of a curve to the left, having a central angle of 72° 57' 16", with a radius of 82.41 feet, whose long chord bears S 76° 27' 18" W a distance of 97.99 feet, (5) S 39° 58' 40" W 227.50 feet, (6) thence 23.93 feet along the arc of a curve to the right, having a central angle of 58° 23' 20", with a radius of 23.48 feet, whose long chord bears S 69° 10' 20" W a distance of 22.91 feet, (7) N 81° 38' 00" W 2.30 feet to the West line of said Section 34 and the Colorado National Monument boundary, thence along said boundary N 00° 21' 39" W 418.70 feet to the point of beginning. Contains 3.4648 acres more or less

That said owners have caused the said real property to be laid out and surveyed as FAWN HILL, a subdivision of a part of Mesa County, Colorado That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby grant those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utility companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to, transmission lines, electric lines, gas lines, and telephone lines Together with the right to trim interfering trees and brush With perpetual right of ingress and egress for installation, maintenance and replacement of such lines Said easements and rights shall be used in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa  
IN WITNESS WHEREOF said owners, George Perry Gibson, owner, and Teresa Faye Gibson, owner, have caused their names to be hereon subscribed this 28th day of August, A. D., 1982

*George Perry Gibson*  
George Perry Gibson, owner  
*Teresa Faye Gibson*  
Teresa Faye Gibson, owner

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 28th day of August, A. D., 1982 by George Perry Gibson, owner, and Teresa Faye Gibson, owner  
Witness my hand and official seal My commission expires 3-8-84

*John D. Ryden*  
Notary Public

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 8:37 o'clock A. M., this 28th day of August, A. D., 1982, and is duly recorded in Plat Book No. 13, Page 73. 21-53  
Reception No. 1300646

*Paul Sawyer* Clerk and Recorder By *Thelma M. Huskey* Deputy FEES: 10.00

**COUNTY PLANNING COMMISSION CERTIFICATE**  
Approved this 13 day of Aug, A. D., 1982  
County Planning Commission of the County of Mesa, Colorado

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
Approved this 17th day of May, A. D., 1982  
Board of County Commissioners of the County of Mesa, Colorado

**UTILITIES COORDINATING COMMITTEE**  
Approved this 13 day of Aug, A. D., 1982  
Utilities Coordinating Committee of the County of Mesa, Colorado  
*Thomas L. Leubrecht*  
Chairman

*Ork*  
Chairman

*W. P. White*  
Chairman

**SURVEYORS CERTIFICATE**  
I, William G. Ryden, do hereby certify that the accompanying plat of FAWN HILL, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared under my supervision and accurately represents a survey of the same

NOTE: All lots will have access on Fawn Lane, no access will be allowed off of Colorado Highway 340



*William G. Ryden*  
William G. Ryden  
Colorado Registered Land Surveyor  
Registration No. 9331

NO	DATE	REVISION	BY
<b>FAWN HILL</b> LOCATED IN THE SW 1/4, SW 1/4, SECTION 34, T1N, R2W, UTE MERIDIAN, MESA COUNTY, COLORADO			
DES JK	CK WGR	81 1115	SHEET 1
DR JK	DATE 10/81		OF 1

**COLORADO WEST SURVEYING COMPANY**  
COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE  
835 Colorado Avenue  
Grand Junction Colorado 81501  
303 245-2767