

HIDDEN PARADISE MINOR SUBDIVISION

SW1/4 SECTION 27, T1N, R2W, U.M., MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Arvan Jeffrey Leany, is the owner of that real property situated in the County of Mesa, State of Colorado, and that being part of the SW1/4 of Section 27, Township 1 North, Range 2 West of the Ute Meridian, which is previously described in Book 1933, Pages 903 and 904 of the Mesa County Records, said real property being more particularly described as follows

Commencing at a Mesa County Survey Monument for the West 1/4 Corner of Section 27, Township 1 North, Range 2 West of the Ute Meridian, from whence a Mesa County Survey Monument for the NW Corner of the SW1/4 NW1/4 of said Section 27 bears N00°04'18"W a distance of 1308 24 feet with all bearings contained herein relative thereto, thence S00°04'00"E along the West line of said Section 27, 1200 06 feet, thence N89°52'00"E 25 00 feet to the NW Corner of Hidden Paradise Minor Subdivision and the Point of Beginning, thence N89°52'00"E 1297 47 feet, thence S00°05'26"E 444 28 feet, thence S28°31'57"W 22 74 feet, thence S05°32'28"W 62 34 feet, thence S00°31'10"W 48 76 feet, thence S01°11'20"E 149 13 feet, thence S00°10'48"W 75 92 feet, thence S89°52'00"W 1282 78 feet, thence N00°04'00"W 800 05 feet to the Point of Beginning This description contains 23 71 acres more or less

That said owner has caused the said real property to be laid out and surveyed as Hidden Paradise Minor Subdivision, a Subdivision of a part of the County of Mesa, State of Colorado

That said owner does hereby dedicate to Mesa County an easement for the construction, use and maintenance of a trail. Said easement shall be located on and across that parcel of land as described as the Grand Junction Drainage District Easement for the Dupont Drain as recorded in Book 2113, Pages 87-88 of the Mesa County Records. That said owner does hereby dedicate and set apart that part of 19 Road as shown on the accompanying plat to the County of Mesa for the use of the public forever as road right-of-way. That said owner does hereby dedicate to Mesa County and the Public Utilities forever, that real property which is labeled as ingress/egress and utility easements on the accompanying plat as easements for the installation, operation, maintenance and repair of utilities, which shall include but not be limited to electric facilities, telephone facilities and natural gas facilities, together with the right of ingress and egress on, along, over, under, through and across said easement and also together with the right to trim interfering trees and brush. Said easements and rights-of-way shall be utilized in a reasonable and prudent manner

IN WITNESS WHEREOF said owner, Arvan Jeffrey Leany, has caused his name to be hereunto subscribed this 28th day of March, 1996, at _____ A.D. (STATE OF COLORADO) _____ Arvan Jeffrey Leany (COUNTY OF MESA) _____ Notary Public

The foregoing instrument was acknowledged before me this 28th day of March, 1996, by Arvan Jeffrey Leany
My Commission expires _____
Witness my hand and official Seal _____
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of April, 1996 County Planning Commission of the County of Mesa, Colorado
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

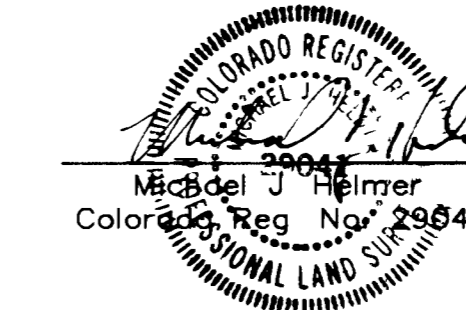
Approved this 15th day of May, 1996 Board of County Commissioners of the County of Mesa, Colorado
Chairman

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO) _____
(COUNTY OF MESA) _____
I hereby certify that this instrument was filed in my office at 2:52 o'clock P.M. this 15th day of May, 1996, A.D., and is duly recorded in plat Book No. 15 Page 79 Reception No. 1156476 Drawer # CC2
Fee \$ 10.00 - 1.00
Deputy Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Michael J. Helmer, a registered professional land surveyor in the State of Colorado, do hereby certify that the survey of Hidden Paradise Minor Subdivision, was actually made upon the ground using normal standards of care under my direct supervision and responsibility. I further certify that this land survey plat was prepared in accordance with the Colorado revised statutes for minimum standards for land surveys and plats as adopted July 1, 1988

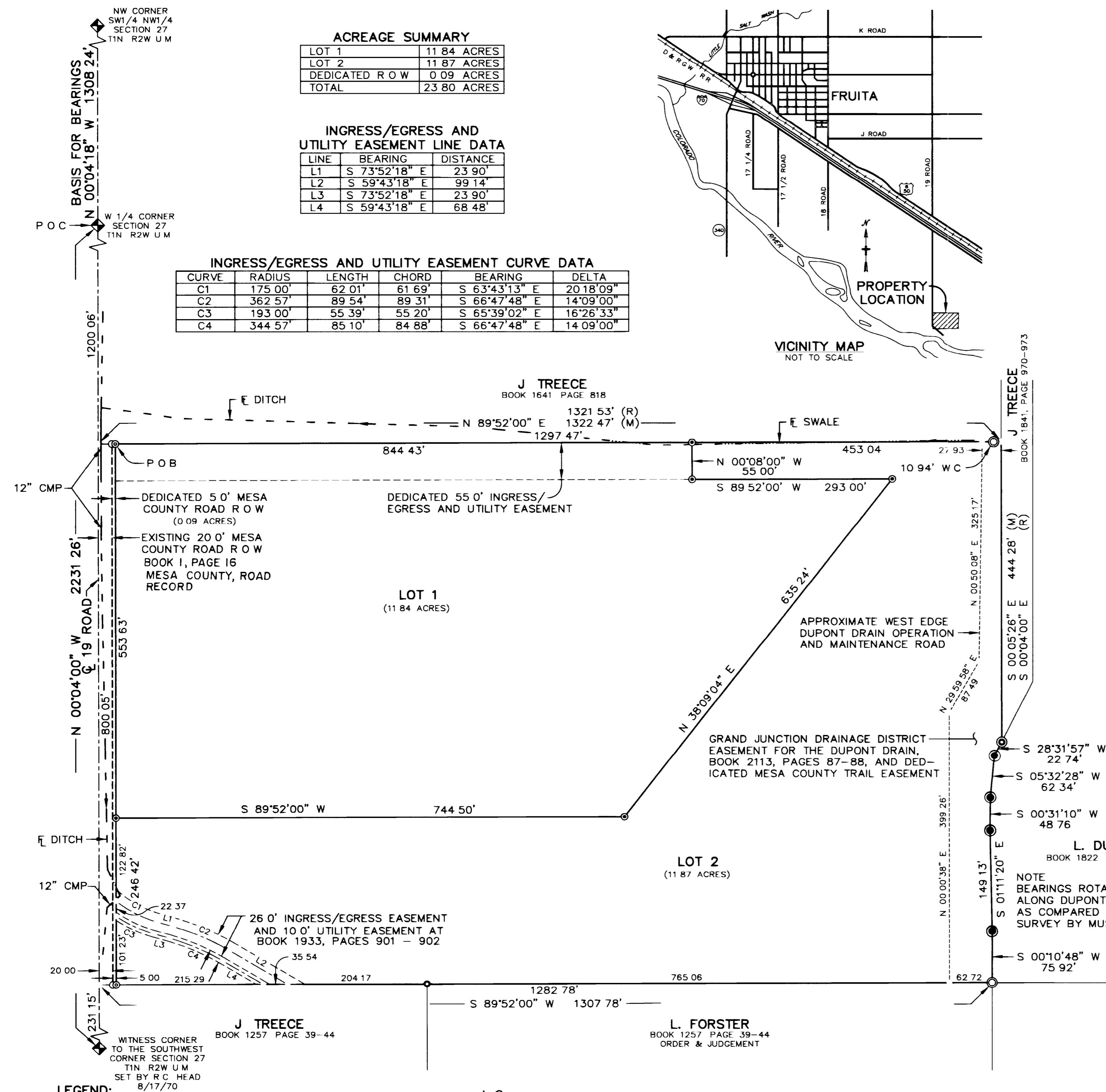
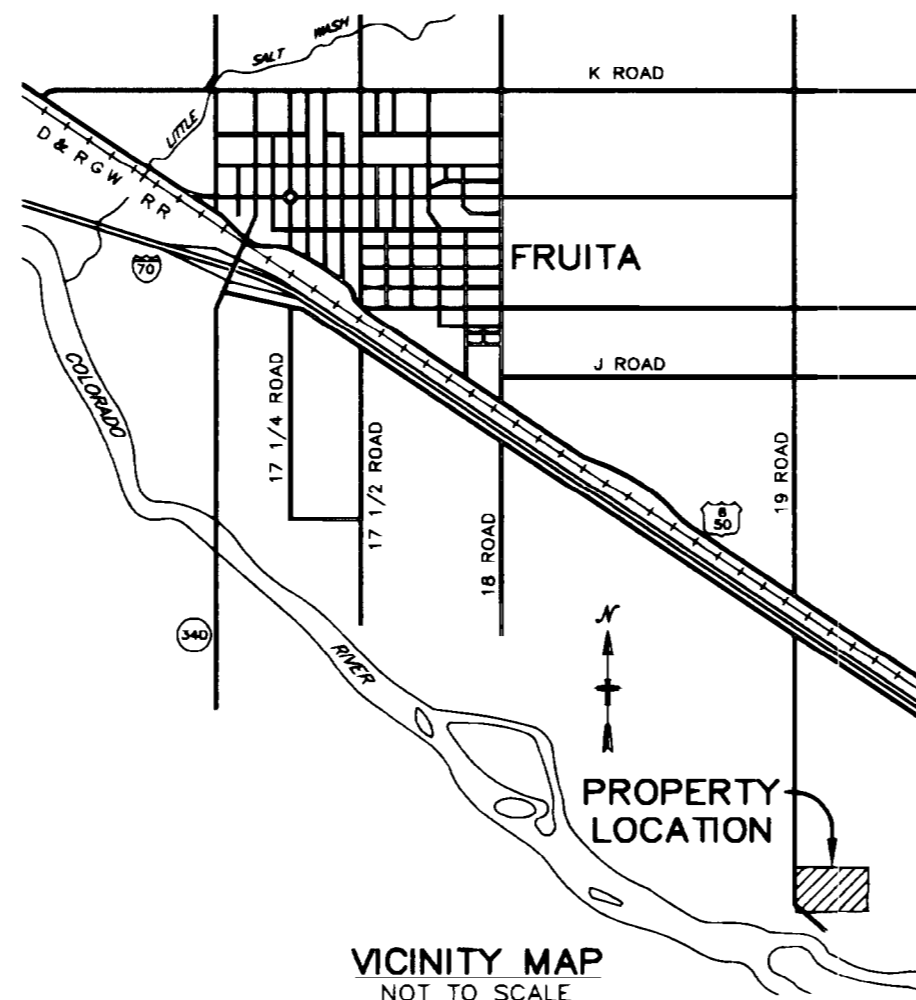


3-28-96
Date

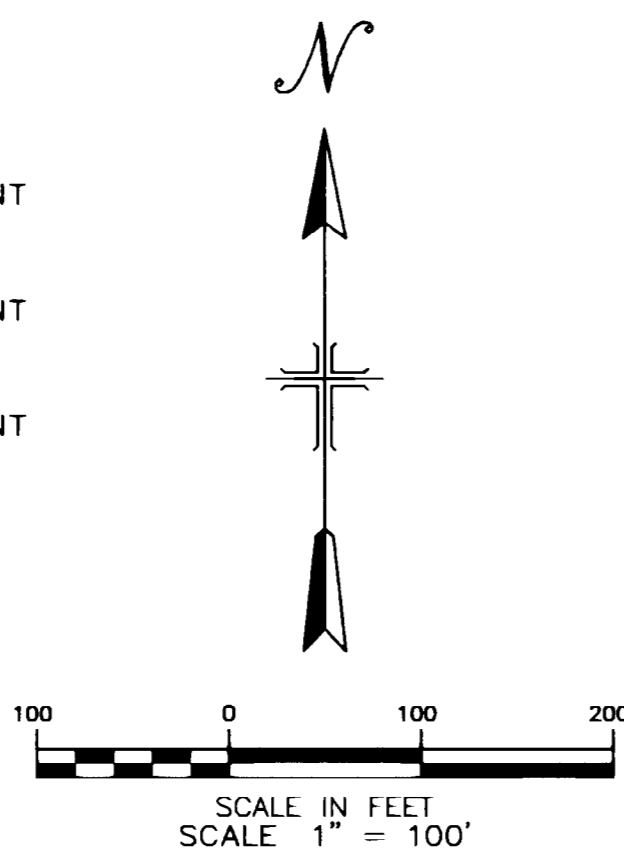
ACREAGE SUMMARY	
LOT 1	11.84 ACRES
LOT 2	11.87 ACRES
DEDICATED R.O.W.	0.09 ACRES
TOTAL	23.80 ACRES

INGRESS/EGRESS AND UTILITY EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
L1	S 73°52'18" E	23 90'
L2	S 59°43'18" E	99 14'
L3	S 73°52'18" E	23 90'
L4	S 59°43'18" E	68 48'

INGRESS/EGRESS AND UTILITY EASEMENT CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	175 00'	62 01'	61 69'	S 63°43'13" E	20 18'09"
C2	362 57'	89 54'	89 31'	S 66°47'48" E	14°09'00"
C3	193 00'	55 39'	55 20'	S 65°39'02" E	16°26'33"
C4	344 57'	85 10'	84 88'	S 66°47'48" E	14 09'00"



- LEGEND:**
- ◆ - MESA COUNTY SURVEY MONUMENT
 - - FOUND #5 REBAR (L.S. 18469)
 - - FOUND #5 REBAR (L.S. 18469)
 - - CONCRETE PLACED AROUND EXISTING MONUMENT
 - - FOUND #5 REBAR (L.S. 10386)
 - - FOUND #5 REBAR (L.S. 10386)
 - - CONCRETE PLACED AROUND EXISTING MONUMENT
 - - FOUND #5 REBAR (NO CAP)
 - - FOUND #5 REBAR (NO CAP)
 - - CONCRETE PLACED AROUND EXISTING MONUMENT
 - - SET #5 REBAR IN CONCRETE (L.S. 29041)
 - - SET #5 REBAR (L.S. 29041)
 - - CALCULATED POSITION



GENERAL NOTES.

- A GEOLOGIC HAZARDS REPORT FOR THIS PROPERTY WAS PREPARED BY BARNES GEOLOGIC CONSULTING, INC., OF GRAND JUNCTION, COLORADO IN MARCH OF 1994, AND SHOULD BE FOLLOWED FOR ALL DESIGN AND CONSTRUCTION ON THIS PROPERTY
- CURVE DATA ON 26' INGRESS/EGRESS EASEMENT (C1) AND 10' UTILITY EASEMENT (C3) WILL DIFFER FROM RECORDED CURVE DATA LOCATED AT BOOK 1933, PAGES 901-902 OF THE MESA COUNTY RECORDS DIFFERENCE DUE TO 5' MESA COUNTY ROAD RIGHT-OF-WAY DEDICATION FOR 19 ROAD
- PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE OF THE COLORADO RIVER SEE FLOOD DETERMINATION MAP BY WESTERN ENGINEERS, INC DRAWING# 3612-1220-1, DATED 3-10-94
- THE ZONE WHICH AFFECTS THE PROPERTY SHOWN HEREON IS CLASSIFIED AS AFT (AGRICULTURAL FORESTRY TRANSITIONAL)
SETBACKS FRONT 60' FROM CENTER LINE OF 19 ROAD
SIDE 50'
REAR 50'
- THE MESA COUNTY RECORDS INDICATE THAT THERE ARE NO LIENHOLDERS FOR THE PROPERTY

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.

WESTERN ENGINEERS INC. CONSULTING ENGINEERS / LAND SURVEYORS
2100 Hwy 6 & 30 Grand Junction, CO (970)242-5202

PLAT FOR
HIDDEN PARADISE MINOR SUBDIVISION
LOCATED IN THE SW1/4 SECTION 27 T1N R2W UM
MESA COUNTY, COLORADO

SURVEYED	M J H	DRAWN	M J L	CHECKED	M J L
DATE	3-1-96	WEI DWG NO	3485-1220-2		