

LAKE MIRAGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Dale R. Reece and Kim C. Reece are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the south 1/2 of Section 26 and the north 1/2 of Section 35, all in Township 1 North, Range 2 West of the Ute Meridian, as shown on the accompanying plat, and being a part of that description as recorded in Book 1756, Pages 816 and 817, said real property being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the northeast corner of said Section 35, the BASIS OF BEARING being N00° 01'10"E along the east line of the NE 1/4 of said Section 35,
thence N89° 07'00"W 1015.25 feet along the north line of said NE 1/4 to the Point of Beginning,
thence N89° 07'00"W 249.80 feet,
thence S03° 00'00"W 1011.21 feet,
thence S60° 41'38"W 80.17 feet to the northerly right-of-way of Interstate Highway 70,
thence N61° 36'45"W 1029.37 feet along said northerly right-of-way,
thence N20° 41'39"E 1186.48 feet to a point on the southerly right-of-way of River Road,
thence S57° 32'20"E 731.69 feet along said right-of-way,
thence S56° 15'00"E 290.51 feet along said right-of-way to the Point of Beginning.
Said parcel contains 24.40 acres more or less.

That said owners have caused said real property to be laid out and platted as Lake Mirage.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners Dale R. Reece and Kim C. Reece have caused their names to be hereunto subscribed this 23rd day of September, A D 1991.

Dale R. Reece
Dale R. Reece

Kim C. Reece
Kim C. Reece

State of Colorado)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 23rd day of Sept, A D 1991 by Dale R. Reece and Kim C. Reece.

Witness my hand and official seal
My commission expires 12-20-93
Michael W. Drissel
Notary Public
350 Main St
Grand Junction, CO 81501

SURVEYOR'S STATEMENT

I, Michael W. Drissel, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision Plat and the survey of Lake Mirage were made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief.

Michael W. Drissel
Michael W. Drissel, P.L.S. #15877
6-11-91
Date

UTILITIES COORDINATING COMMITTEE

Approved this 12th day of June, A D 1991 by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

Dave R. Matthews
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 1:43 o'clock P.M., this 27th day of December, A D 1991, and is duly recorded in Plat Book No. 14 at Page 30-31 Reception No. 1587250.
Fee \$ 20.00
Jamie Martin Deputy
Monika Todd Clerk and Recorder
Drawer 2-25

COUNTY PLANNING COMMISSION CERTIFICATE

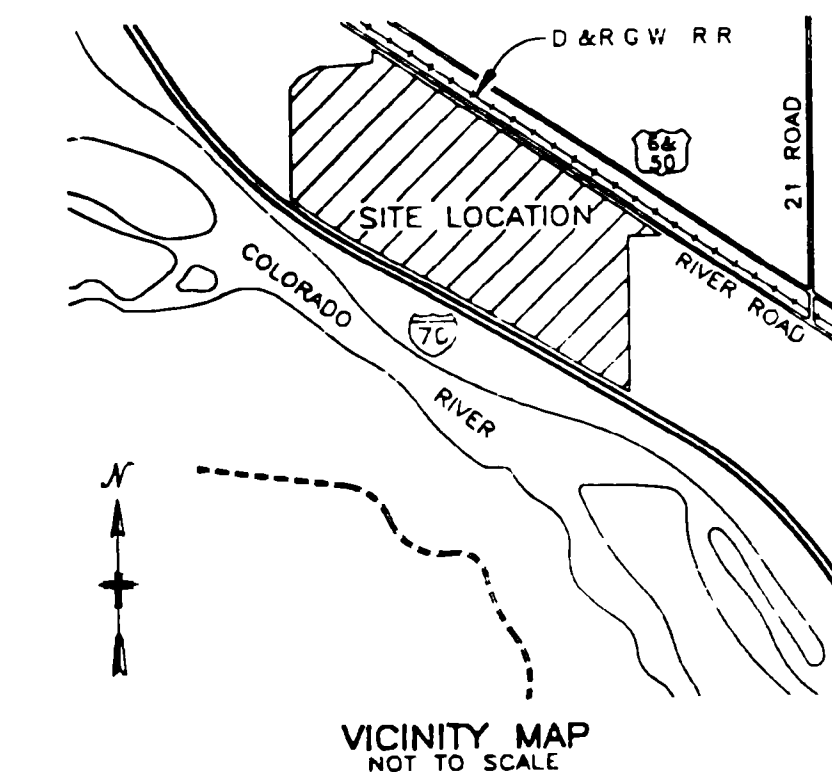
Approved this 2nd day of October, A D 1991 by the County Planning Commission of the County of Mesa, State of Colorado.

David Coleman
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

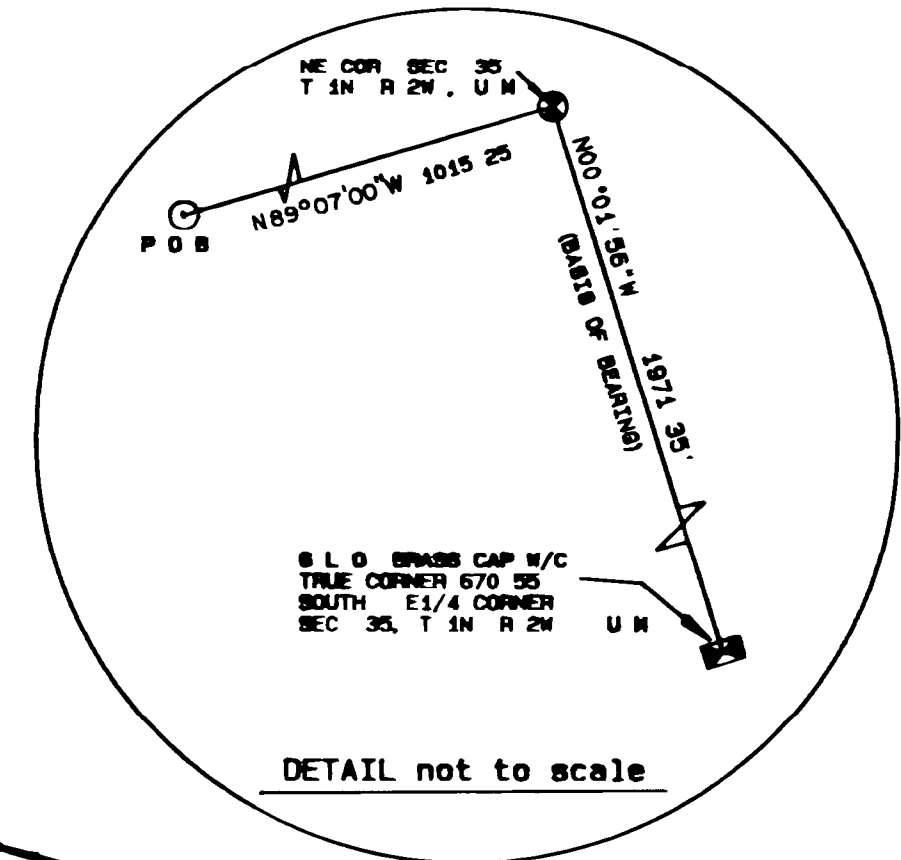
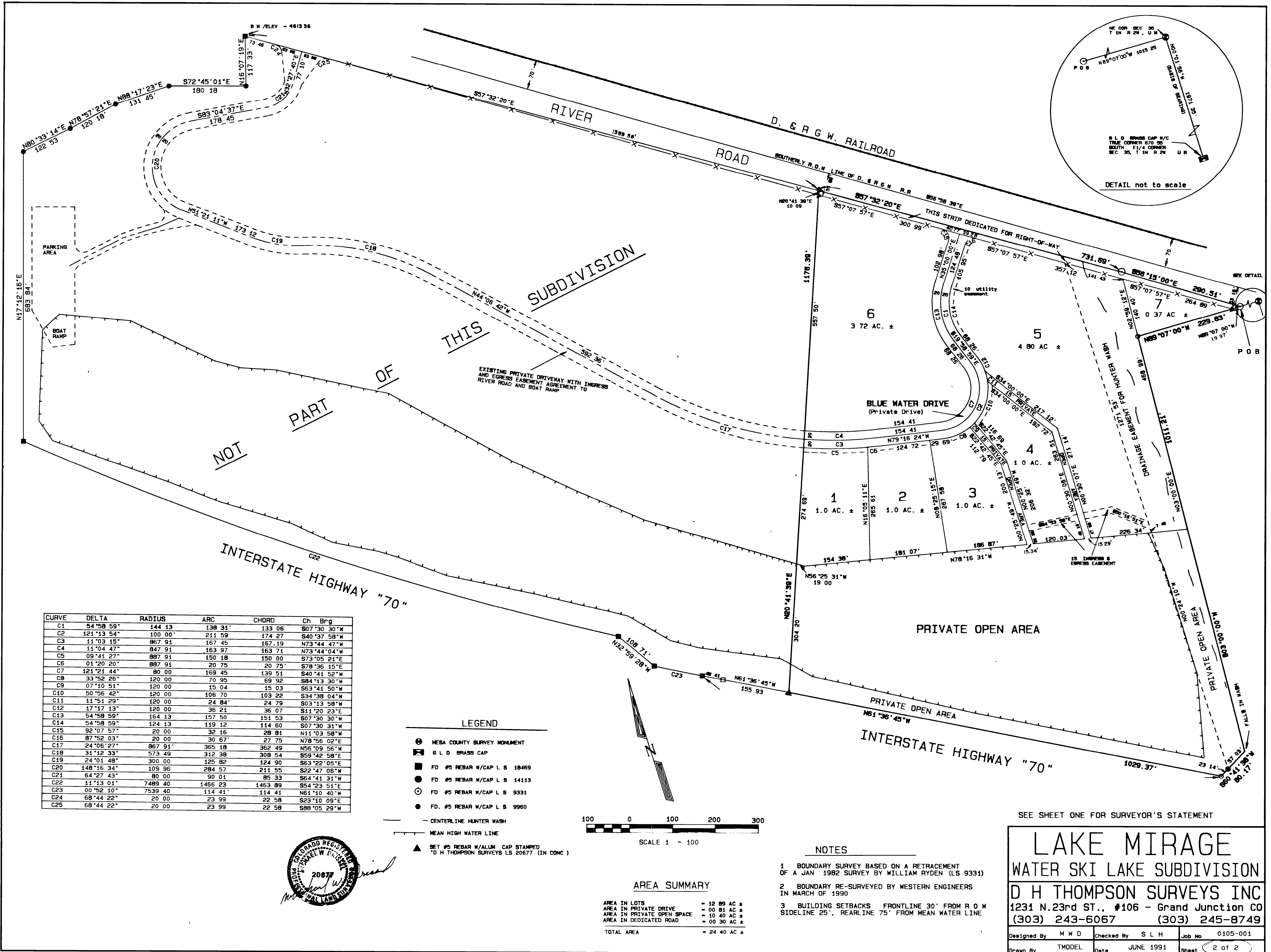
Approved this 27th day of November, A D 1991 by the Board of County Commissioners of the County of Mesa, State of Colorado.

William B. Linn
Chairman



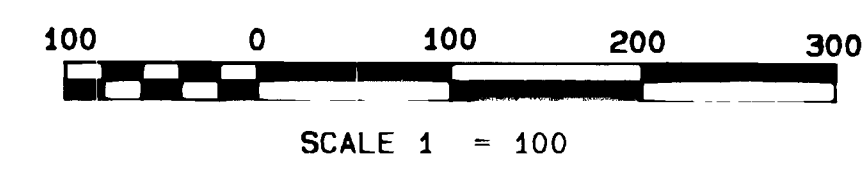
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LAKE MIRAGE
WATER SKI LAKE SUBDIVISION
D H THOMPSON SURVEYS INC
1231 N 23rd ST., #106 - Grand Junction CO
(303) 243-6067 (303) 245-8749
Designed By: M W D Checked By: KST Job No: 0105-001
Drawn By: TMODEL Date: JUNE 1991 Sheet: 1 OF 2



CURVE	DELTA	RADIUS	ARC	CHORD	Ch Brg
C1	54°58'59"	144.13	138.31'	133.06	S07°30'30"W
C2	121°13'54"	100.00	211.59	174.27	S40°37'58"W
C3	11°03'15"	867.91	167.45	167.19	N73°44'47"W
C4	11°04'47"	847.91	163.97	163.71	N73°44'04"W
C5	09°41'27"	887.91	150.18	150.00	S73°05'21"E
C6	01°20'20"	887.91	20.75	20.75	S78°36'15"E
C7	121°21'44"	80.00	169.45	139.51	S40°41'52"W
C8	33°52'26"	120.00	70.95	69.92	S84°13'30"W
C9	07°10'51"	120.00	15.04	15.03	S63°41'50"W
C10	50°56'42"	120.00	106.70	103.22	S34°38'04"W
C11	11°51'29"	120.00	24.84	24.79	S03°13'58"W
C12	17°17'13"	120.00	36.21	36.07	S11°20'23"E
C13	54°58'59"	164.13	157.50	151.53	S07°30'30"W
C14	54°58'59"	124.13	119.12	114.60	S07°30'31"W
C15	92°07'57"	20.00	32.16	28.81	N11°03'58"W
C16	87°52'03"	20.00	30.67	27.75	N78°56'02"E
C17	24°06'27"	867.91	365.18	362.49	N56°09'56"W
C18	31°12'33"	573.49	312.38	308.54	S59°42'58"E
C19	24°01'48"	300.00	125.82	124.90	S63°22'05"E
C20	148°16'34"	109.96	284.57	211.55	S22°47'06"W
C21	64°27'43"	80.00	90.01	85.33	S64°41'31"W
C22	11°13'01"	7489.40	1466.23	1463.89	S54°23'51"E
C23	00°52'10"	7539.40	114.41	114.41	N61°40'40"W
C24	68°44'22"	20.00	23.99	22.58	S23°10'09"E
C25	68°44'22"	20.00	23.99	22.58	S88°05'29"W

- LEGEND**
- MESA COUNTY SURVEY MONUMENT
 - ⊕ G L D BRASS CAP
 - FD #5 REBAR W/CAP L S 18469
 - FD #5 REBAR W/CAP L S 14113
 - FD #5 REBAR W/CAP L S 9331
 - FD #5 REBAR W/CAP L S 9960
 - CENTERLINE HUNTER WASH
 - MEAN HIGH WATER LINE
 - ▲ SET #5 REBAR W/ALLUM. CAP STAMPED "D H THOMPSON SURVEYS LS 20677 (IN CONC)



AREA SUMMARY

AREA IN LOTS	= 42.89 AC ±
AREA IN PRIVATE DRIVE	= 00.81 AC ±
AREA IN PRIVATE OPEN SPACE	= 10.40 AC ±
AREA IN DEDICATED ROAD	= 00.30 AC ±
TOTAL AREA	= 24.40 AC ±

NOTES

- 1 BOUNDARY SURVEY BASED ON A RETRACEMENT OF A JAN 1982 SURVEY BY WILLIAM RYDEN (LS 9331)
- 2 BOUNDARY RE-SURVEYED BY WESTERN ENGINEERS IN MARCH OF 1990
- 3 BUILDING SETBACKS FRONTLINE 30' FROM R O W SIDELINE 25', REARLINE 75' FROM MEAN WATER LINE

SEE SHEET ONE FOR SURVEYOR'S STATEMENT

LAKE MIRAGE
WATER SKI LAKE SUBDIVISION

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