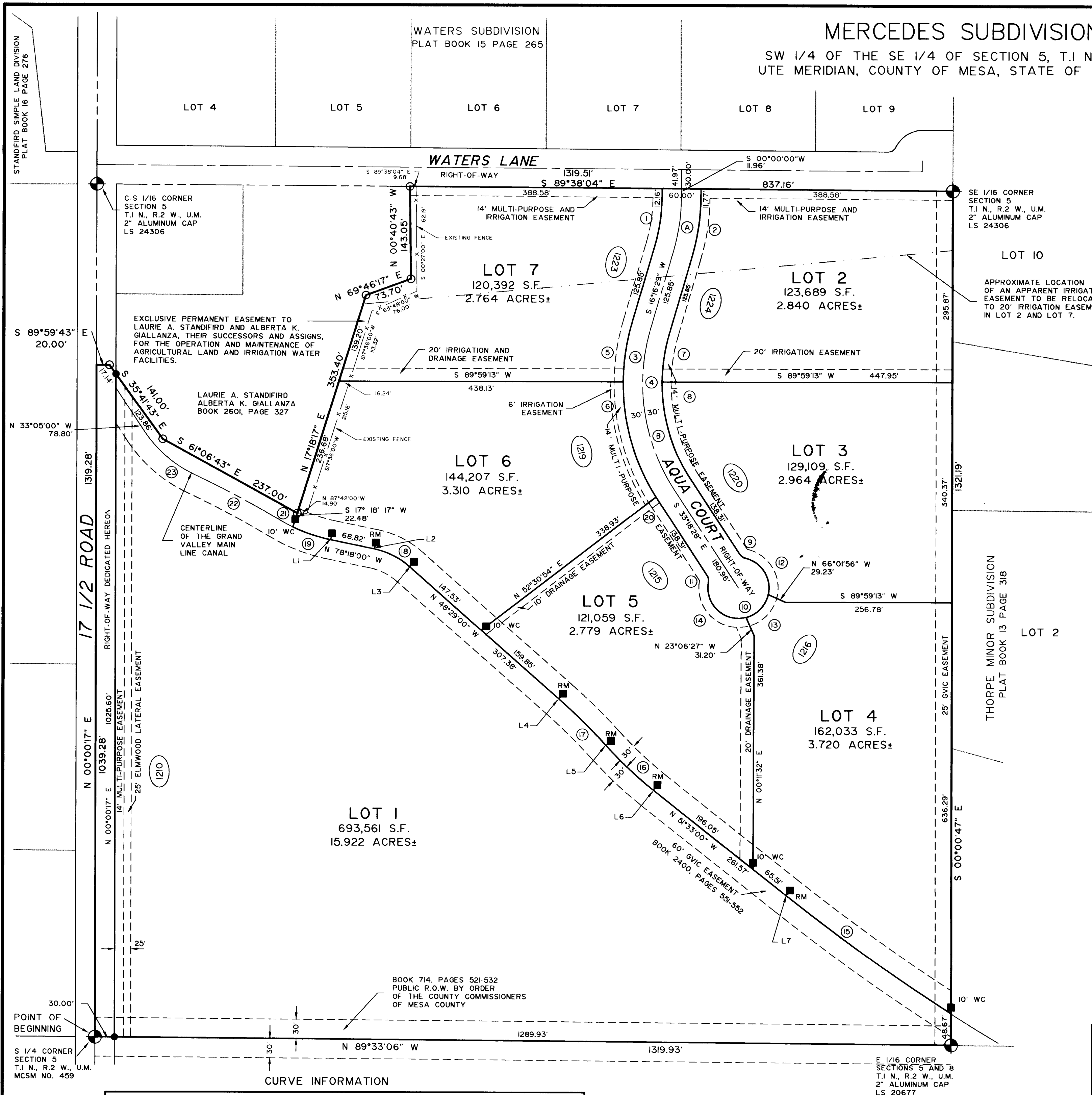


MERCEDES SUBDIVISION  
SW 1/4 OF THE SE 1/4 OF SECTION 5, T.1 N., R.2 W.,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**CURVE INFORMATION**

①	Δ	16° 16' 29"	R = 270.00'	L = 76.69'	T = 38.61'	C = 76.43'	CB = N 08° 08' 14" E
②	Δ	16° 16' 29"	R = 330.00'	L = 93.74'	T = 47.19'	C = 93.42'	CB = N 08° 08' 14" E
③	Δ	49° 34' 57"	R = 330.00'	L = 285.58'	T = 152.42'	C = 276.75'	CB = S 08° 31' 00" E
④	Δ	49° 34' 57"	R = 270.00'	L = 233.65'	T = 124.71'	C = 226.43'	CB = S 08° 31' 00" E
⑤	Δ	15° 52' 50"	R = 330.00'	L = 91.47'	T = 46.03'	C = 91.17'	CB = S 08° 20' 04" W
⑥	Δ	32° 39' 47"	R = 330.00'	L = 188.13'	T = 96.70'	C = 185.59'	CB = S 15° 56' 15" E
⑦	Δ	15° 47' 24"	R = 270.00'	L = 74.41'	T = 37.44'	C = 74.17'	CB = S 08° 22' 47" W
⑧	Δ	33° 47' 33"	R = 270.00'	L = 159.24'	T = 82.01'	C = 156.95'	CB = S 16° 24' 42" E
⑨	Δ	43° 27' 50"	R = 15.00'	L = 11.38'	T = 5.98'	C = 11.11'	CB = S 55° 02' 24" E
⑩	Δ	266° 55' 41"	R = 47.00'	L = 218.96'	T = 49.59'	C = 68.23'	CB = N 56° 41' 32" E
⑪	Δ	43° 27' 50"	R = 15.00'	L = 11.38'	T = 5.98'	C = 11.11'	CB = N 11° 34' 33" W
⑫	Δ	89° 17' 14"	R = 47.00'	L = 73.24'	T = 46.42'	C = 66.05'	CB = N 32° 07' 42" W
⑬	Δ	62° 32' 06"	R = 47.00'	L = 51.30'	T = 28.54'	C = 48.79'	CB = N 43° 46' 58" E
⑭	Δ	115° 06' 21"	R = 47.00'	L = 94.42'	T = 73.93'	C = 57.33'	CB = S 47° 23' 49" E
⑮	Δ	05° 51' 38"	R = 3065.00'	L = 313.51'	T = 156.89'	C = 313.37'	CB = S 54° 28' 49" E
⑯	Δ	09° 23' 49"	R = 614.00'	L = 100.70'	T = 50.46'	C = 100.59'	CB = S 46° 51' 06" E
⑰	Δ	06° 19' 49"	R = 932.00'	L = 102.97'	T = 51.54'	C = 102.92'	CB = N 45° 19' 06" W
⑱	Δ	29° 49' 00"	R = 118.00'	L = 61.41'	T = 31.42'	C = 60.72'	CB = N 63° 23' 30" W
⑲	Δ	13° 52' 57"	R = 255.00'	L = 61.79'	T = 31.04'	C = 61.63'	CB = S 71° 21' 31" E
⑳	Δ	01° 02' 20"	R = 330.00'	L = 5.98'	T = 2.99'	C = 5.98'	CB = S 32° 47' 18" E
㉑	Δ	05° 15' 40"	R = 255.00'	L = 23.41'	T = 11.71'	C = 23.41'	CB = N 61° 47' 13" W
㉒	Δ	05° 34' 37"	R = 1525.00'	L = 148.44'	T = 74.28'	C = 148.38'	CB = N 61° 56' 42" W
㉓	Δ	31° 39' 00"	R = 191.00'	L = 105.51'	T = 54.14'	C = 104.17'	CB = N 48° 54' 30" W

**AREA SUMMARY**

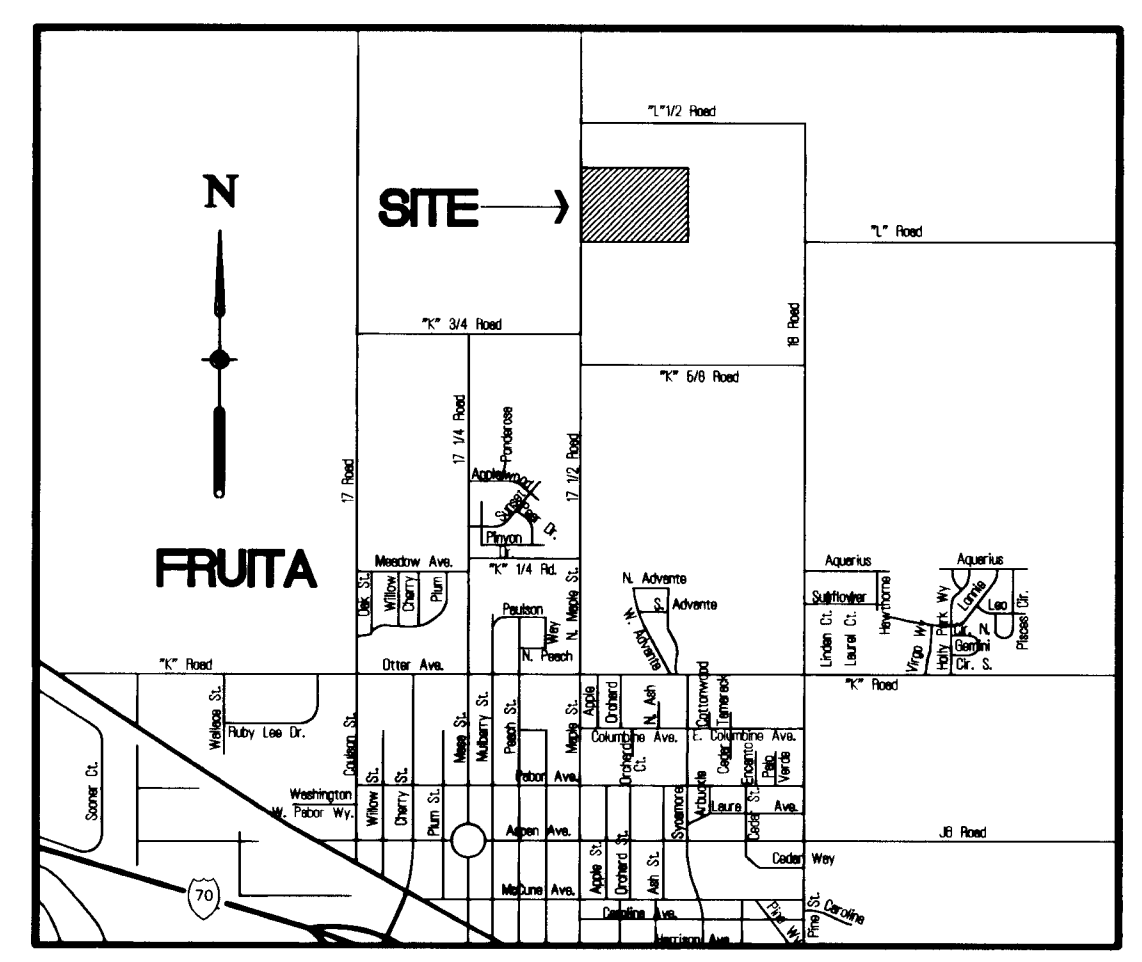
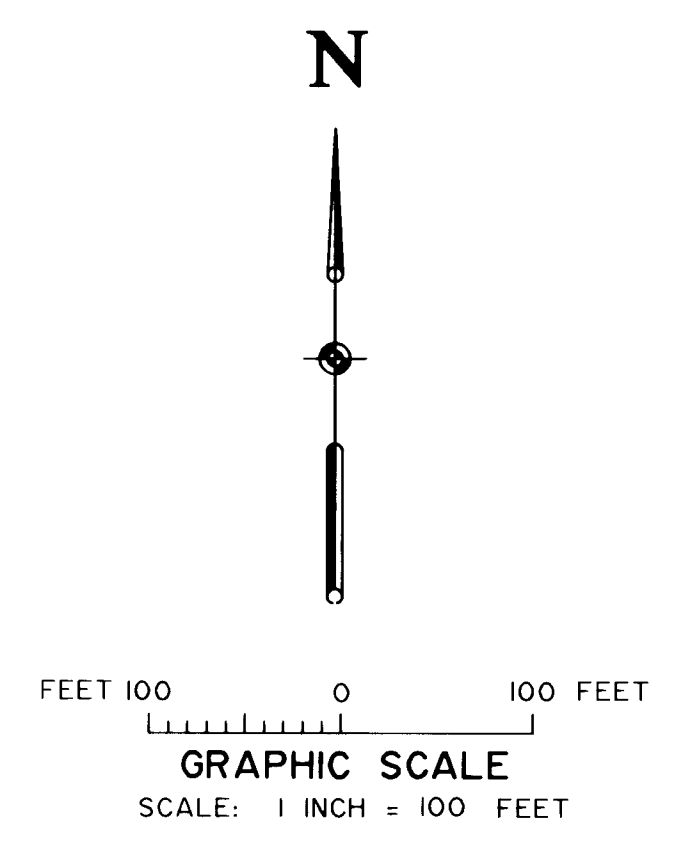
LOTS	34.299 AC.±	95.2%
ROADS	1.728 AC.±	4.8%
<b>TOTAL</b>	<b>36.027 AC.±</b>	<b>100%</b>

**LINE INFORMATION**

NO.	BEARING	DISTANCE
L1	S 11°42'00" W	10.00'
L2	S 11°42'00" W	10.00'
L3	S 41°31'00" W	10.00'
L4	S 41°31'00" W	10.00'
L5	S 47°50'50" W	10.00'
L6	S 58°27'00" W	10.00'
L7	S 58°27'00" W	10.00'

**CENTERLINE CURVE INFORMATION**

①	Δ	16° 16' 29"	R = 300.00'	L = 85.21'	T = 42.90'	C = 84.93'	CB = N 08° 08' 14" E
②	Δ	49° 34' 57"	R = 300.00'	L = 259.61'	T = 138.56'	C = 251.59'	CB = S 08° 31' 00" E



**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**  
Approved this 13 day of March, A.D. 2000,  
by the Board of County Commissioners of the County of Mesa, State of Colorado.  
*Carolyn S. Genova*  
Chairperson

**COUNTY PLANNING COMMISSION CERTIFICATE**  
Approved this 9th day of March, A.D. 2000,  
by the County Planning Commission of the County of Mesa, State of Colorado.  
*Charles H. Hatt*  
Chairperson

**LIEN HOLDER'S CERTIFICATE**  
Alpine Bank, having property interests in or encumbrances upon the property involved, approve this plat of Mercedes Subdivision this 26th day of January, A.D. 2000.  
*Richard K. Brown, Assistant Vice President*

**ACKNOWLEDGEMENT OF LIEN HOLDER**  
State of Colorado )  
County of Mesa )  
On this 26th day of January, A.D. 2000,  
before me the undersigned officer, personally appeared Richard K. Brown, as Assistant Vice President of Alpine Bank and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires Exp. 10/18/00  
*Merrill J. Shewoog* 126.00  
Notary Public

**NOTES:**  
1. Notice: According to Colorado law you must commence any 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.  
2. Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.  
3. BASIS OF BEARINGS: The line between the C-S 1/16 corner and SE 1/16 corner, both of Section 5, Township 1 North, Range 2 West, Ute Meridian having a bearing of N 89° 38' 04" W, according to the plat of Waters Subdivision, as recorded in Plat Book 15, Page 265 in the records of the office of the Mesa County Clerk and Recorder. Monuments on this line are indicated as shown on this Plat.  
4. The Mercedes Subdivision is within Mesa County's AFT Zoning. Principal and accessory building setbacks shall conform to the requirements for the zoning classification.  
5. The Declaration of Covenants and Restrictions are recorded in Book 2683, Page 687-696 of the Mesa County Records.

- LEGEND**
- FOUND THIS SURVEY, 5/8" REBAR WITH 2" DIAMETER ALUMINUM CAP, MARKED L.S. 20677
  - SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE, MARKED BANNER INC., 19597
  - SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, MARKED BANNER INC., 19597
  - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
  - RM REFERENCE MONUMENT
  - WC WITNESS CORNER
  - (126) STREET ADDRESS

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that Timothy J. Beaton, being the owner in fee simple of the property described in the instrument recorded in Book 2622, at Page 730 in the records of the office of the Mesa County Clerk and Recorder, does hereby plat said real property under the name and style of Mercedes Subdivision, County of Mesa, State of Colorado.  
**DESCRIPTION OF MERCEDES SUBDIVISION**  
A tract of land located in the SW 1/4 of the SE 1/4 of Section 5, Township 1 North, Range 2 West, Ute Meridian, County of Mesa, State of Colorado and is more particularly described as follows:  
Beginning at the southwesterly corner of a tract of land, which is identical with the S 1/4 Corner of Section 5, Township 1 North, Range 2 West, Ute Meridian;  
1. Thence N 00° 00' 17" E, 1039.28 feet along the westerly line of the SW 1/4 of the SE 1/4 of said Section 5;  
2. Thence S 89° 59' 43" E, 20.00 feet;  
3. Thence S 35° 41' 43" E, 141.00 feet;  
4. Thence S 61° 06' 43" E, 237.00 feet;  
5. Thence N 17° 18' 17" E, 353.40 feet;  
6. Thence N 69° 46' 17" E, 73.70 feet;  
7. Thence N 00° 40' 43" W, 143.05 feet to the northerly line of the SW 1/4 of the SE 1/4 of said Section 5;  
8. Thence S 89° 38' 04" E, 837.16 feet to the SE 1/16 Corner of said Section 5;  
9. Thence S 00° 00' 47" E, 132.19 feet to the E 1/16 Corner on the south boundary line of said Section 5;  
10. Thence N 89° 33' 06" W, 1319.93 feet to the Point of Beginning.  
Mercedes Subdivision as described above contains 36.027 acres more or less.  
That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All Streets and Rights-of-Way to the County of Mesa for the use of the public.
2. All Multi-Purpose Easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
3. All Irrigation Easements to the owners (Property/Homeowners Association) of the lots hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
4. All GVIC Easements to the Grand Valley Irrigation Company, its successors and assigns, for the installation, operation, maintenance, and repair of GVIC Irrigation facilities.
5. All Elmwood Lateral Easement to Elmwood Lateral Ditch Company, inc., its successors and assigns, for the installation, operation, maintenance, and repair of irrigation water transmission facilities.

All easement include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden for overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Timothy J. Beaton, owner.  
IN WITNESS WHEREOF, I hereunto set my hand this 21st day of January, A.D. 2000.  
*Timothy J. Beaton*  
Timothy J. Beaton

**ACKNOWLEDGEMENT OF OWNERSHIP**  
State of Colorado )  
County of Mesa )  
On this 21st day of January, A.D. 2000, before me the undersigned officer, personally appeared Timothy J. Beaton and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires February 22, 2000  
*James R. Montgomery*  
Notary Public

**COUNTY CLERK AND RECORDER'S CERTIFICATE**  
State of Colorado )  
County of Mesa )  
I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 3:37 PM on the 14th day of March, A.D. 2000 in Plat Book No. 17, Page No. 291, Reception No. 1942419.  
Drawer No. EE 72, Fees 10.00

*Monika Tool*  
Mesa County Clerk and Recorder  
*Debra Henderson*  
Deputy

**SURVEYOR'S CERTIFICATE**  
I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Mercedes Subdivision shown hereon was prepared under my direct supervision and is in compliance with applicable County of Mesa Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.  
IN WITNESS WHEREOF, I hereunto affix my hand and seal this 18 day of February, A.D. 2000.

*Dean E. Ficklin*  
P.L.S., 19597  
**PROFESSIONAL LAND SURVEYOR**  
19597

**MERCEDES SUBDIVISION**  
SW 1/4 OF THE SE 1/4 OF SECTION 5,  
T.1 N., R.2 W., UTE MERIDIAN,  
COUNTY OF MESA, STATE OF COLORADO

**BANNER ASSOCIATES, INC.**  
GRAND JUNCTION, COLORADO

SCALE: 1" = 100'  
JOB NO: 8384-02  
DATE: 01-06-00  
SHEET NO: 1 of 1