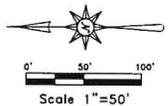
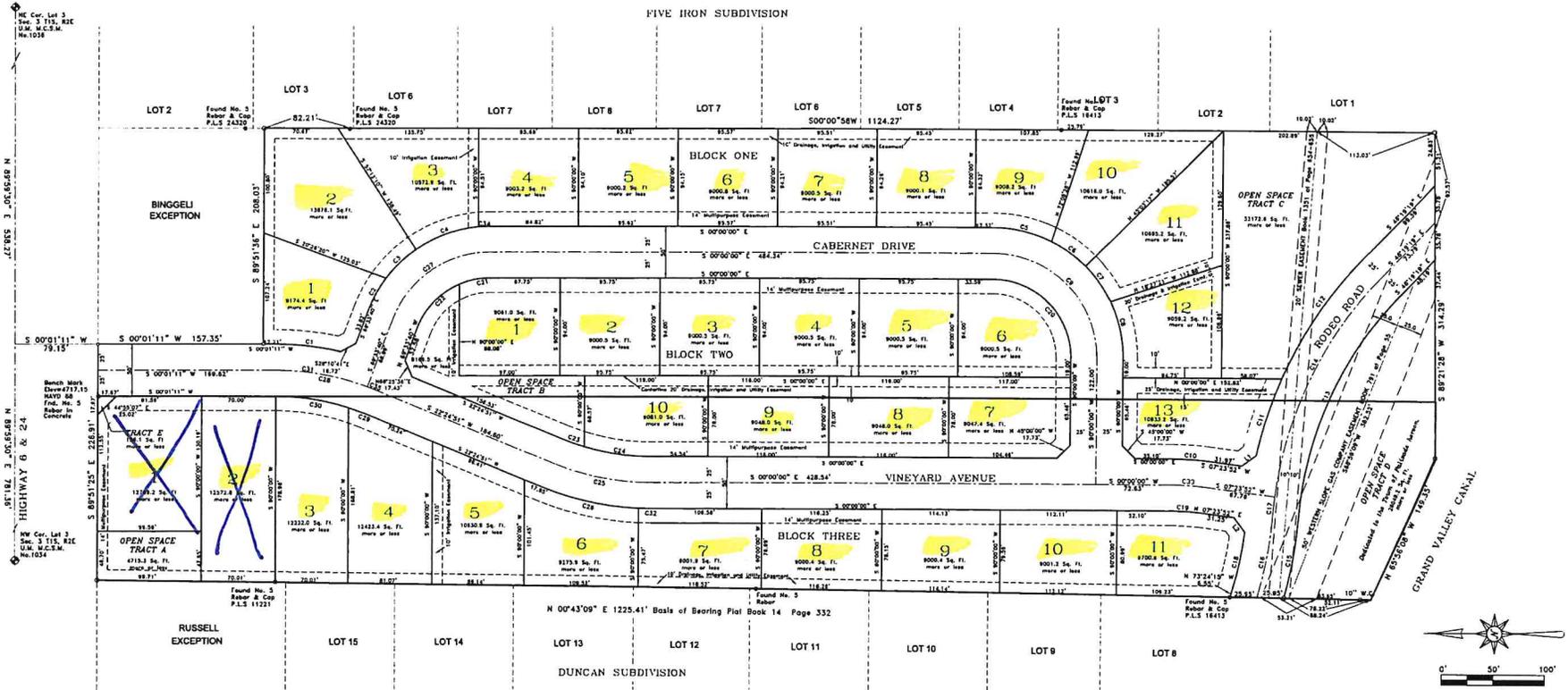


30 homes

FINAL PLAT  
WINE VALLEY ESTATES

Located in the NE 1/4 NW 1/4 of Section 3, Township 1 South, Range 2 East of the U.M., Town of Palisade County of Mesa, State of Colorado.

FIVE IRON SUBDIVISION



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	274.00	47.24	42.11	S 00°50'18" W	12°18'18"	31.50
C2	128.00	23.53	23.40	S 81°25'12" E	18°18'25"	17.88
C3	128.00	40.11	40.00	S 4°40'18" E	18°18'25"	29.28
C4	128.00	45.14	44.44	S 1°33'54" E	18°18'25"	33.35
C5	128.00	47.88	47.25	S 0°00'00" E	18°18'25"	35.28
C6	128.00	40.48	40.50	S 35°51'08" W	18°18'25"	29.52
C7	128.00	41.83	41.87	S 54°49'58" W	18°18'25"	21.11
C8	128.00	47.88	47.51	S 25°14'54" W	18°18'25"	28.48
C9	100.00	137.08	141.23	S 49°00'00" W	90°00'00"	100.00
C10	274.00	47.24	42.11	S 00°50'18" W	12°18'18"	31.50
C11	400.00	78.35	78.23	S 7°33'54" E	11°13'23"	58.30
C12	400.00	138.58	138.48	S 18°18'25" E	18°18'25"	75.41
C13	350.00	140.31	135.83	S 8°39'30" E	18°18'25"	125.11
C14	375.00	138.58	134.48	S 18°18'25" E	18°18'25"	125.53
C15	400.00	77.53	77.80	S 80°04'50" E	11°08'40"	58.08
C16	375.00	78.88	78.51	S 78°12'18" E	12°18'18"	58.58
C17	375.00	85.21	84.60	S 18°18'25" E	12°18'18"	65.28
C18	350.00	87.08	84.81	S 78°02'24" E	9°30'18"	62.58
C19	225.00	59.53	58.40	S 50°41'54" W	10°18'25"	44.50
C20	75.00	117.81	120.07	S 49°00'00" W	90°00'00"	75.00
C21	75.00	39.08	39.40	S 1°18'54" E	12°18'18"	29.53
C22	75.00	41.01	41.24	S 44°15'18" E	48°34'24"	32.31
C23	275.00	116.47	116.40	S 18°18'25" E	18°18'25"	113.50
C24	225.00	45.34	45.15	S 08°19'28" W	18°18'25"	32.83
C25	250.00	47.88	47.18	S 11°17'28" W	12°18'18"	48.53
C26	275.00	49.45	48.18	S 12°42'00" W	12°18'18"	48.51
C27	100.00	121.41	114.09	S 34°48'50" E	88°35'40"	89.45
C28	250.00	49.73	49.09	S 11°13'03" W	12°18'18"	48.49
C29	225.00	37.19	37.19	S 30°13'33" E	22°33'38"	8.60
C30	275.00	116.47	116.40	S 09°04'24" W	18°18'25"	113.51
C31	250.00	89.33	89.04	S 10°14'11" W	20°30'38"	45.34
C32	275.00	116.47	116.40	S 09°04'24" W	18°18'25"	113.51
C33	250.00	32.38	32.24	S 05°41'54" W	20°33'52"	16.18
C34	125.00	16.88	16.88	S 00°00'00" E	00°00'00"	3.40
C35	250.00	44.18	44.18	S 11°02'51" W	11°02'51"	41.10

**AREA SUMMARY**  
 Single Family Lots.....7.68 acres= 63%  
 Dedicated right-of-way.....2.81 acres= 23%  
 Tracts A-E.....1.72 acres= 14%  
 Total 12.21 acres= 100%

**LEGEND**  
 • Found Mesa County Survey Marker  
 o Set No. 5 Rebar and Cap "Monument P.L.S. 24943" in concrete.  
 ◆ Found B.L.M. Monument  
 • Set #8 Rebar and Aluminum Cap in Monument Box  
 • Found No. 5 Rebar except as noted  
 Sq. Ft. = Square Feet

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 38°07'09" E	17.93
L2	S 57°10'54" W	18.93



Cecil D. Costar  
Professional Land Surveyor  
P.L.S. No. 24943

SHEET 2 of 2



Monument Surveying Inc.  
747 Road Ave.  
Grand Junction, CO 81501  
(970) 246-4189 Fax (970) 246-4074

**FINAL PLAT WINE VALLEY ESTATES**  
 Located in the NE 1/4 of Section 3, Township 1 South, Range 2 East, of the Ute Meridian, Town of Palisade, County of Mesa, State of Colorado.

REVISION DATE: \_\_\_\_\_ FIELD APPROVAL: BCH  
 DRAWN: RM SHEET NUMBER: \_\_\_\_\_  
 CHECKED: CDC APPROVED: 9/20/06

PREPARED FOR: Michael Christensen JOB NO 02-03