

MERIDIAN LAKE MEADOWS

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 86 WEST OF THE 6TH P.M., GUNNISON, COUNTY COLORADO.

FINAL PLAT

DEDICATION

Meridian Lake Meadows, L.P., a Colorado limited partnership, being the owner of the following described land:

A tract of land within the Northwest one-quarter of Section 22, Township 13 South, Range 86 West, Sixth Principal Meridian, Gunnison County, Colorado, said tract being more particularly described as follows:

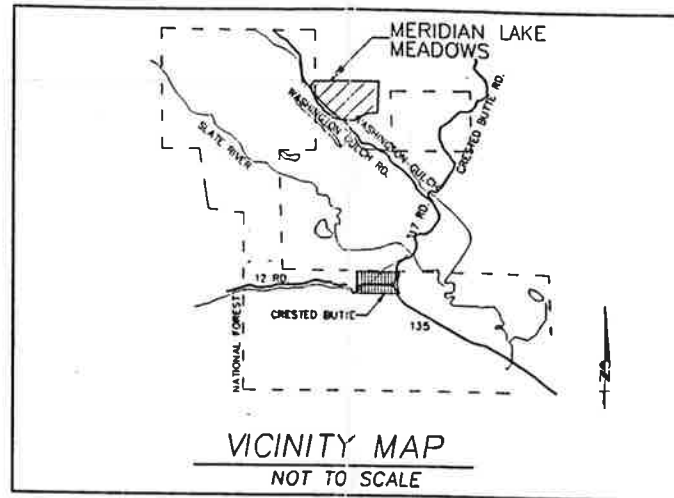
Commencing at the Northwest corner of said Section 22, the POINT OF BEGINNING for the herein described tract; thence the following courses around said tract;

1. North 89°40'00" East 2640.99 feet along the northerly boundary of said Section to the north one-quarter corner of Section 22;
2. South 00°06'04" East 649.45 feet along the easterly boundary of the Northwest one quarter of said Section 22 to the Northeast corner of Meridian Lake Park Filing No. 2, a subdivision with a plat thereof recorded on December 1, 1975 and bearing Reception No. 308755;
3. South 88°25'11" West 438.46 feet along the northerly boundary of said Filing No. 2;
4. South 45°33'29" West 140.93 feet along said northerly boundary;
5. South 38°17'11" West 118.52 feet along said northerly boundary;
6. North 71°56'21" West 97.46 feet along said northerly boundary;
7. North 16°58'49" West 117.53 feet along said northerly boundary;
8. South 86°43'46" West 197.00 feet along said northerly boundary;
9. South 03°16'14" East 19.00 feet along said northerly boundary;
10. South 86°43'46" West 110.00 feet along said northerly boundary;
11. South 67°07'04" West 424.62 feet along said northerly boundary to the northwest corner of said Filing No. 2;
12. South 13°56'53" West 315.30 feet along the westerly boundary of said Filing No. 2;
13. South 32°40'20" East 109.29 feet along said westerly boundary;
14. South 60°45'51" East 153.56 feet along said westerly boundary;
15. South 34°11'30" East 316.75 feet along said westerly boundary;
16. South 33°26'28" West 573.87 feet along said westerly boundary;
17. South 12°28'32" East 60.00 feet to the Southwest corner of said Filing No. 2;
18. Along the arc of a curve to the right non tangent to the preceding course, having a central angle of 83°06'50", a radius of 143.71 feet, an arc length of 208.46 feet, and a chord bearing North 60°54'56" West 190.66 feet along the northerly boundary of a tract of land conveyed by Warranty Deed from Lakecrest Corporation to Pristine Point, Inc., said deed recorded in Book 711 at page 760 at page 760 of the Gunnison County Records;
19. North 19°21'32" West tangent to the preceding curve, 211.00 feet along the northerly boundary of said tract;
20. South 84°03'28" West 267.00 feet along the northerly boundary of said tract;
21. North 44°21'32" West 195.00 feet along the northerly boundary of said tract;
22. North 59°21'32" West 297.00 feet along the northerly boundary of said tract;
23. North 37°21'32" West 384.28 feet to the Southeast corner of a tract of land conveyed by Warranty Deed from Lakecrest Corporation to Pristine Point, Inc., said deed recorded in Book 720 at page 503 of the Gunnison County Records;
24. North 00°26'30" East 335.62 feet along the easterly boundary of said tract;
25. North 27°09'48" West 172.65 feet to the Northwest corner of said tract;
26. North 00°26'30" East 795.01 feet along the westerly boundary of said Section 22 to the POINT OF BEGINNING, containing 73.88 acres more or less of the herein described tract.

has laid out, platted and subdivided the same as shown on this plat and does hereby dedicate to the public at large the streets, alleys, roads and other areas as shown hereon and hereby dedicates those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof Henry A. Gallin has subscribed his name as of this 15th day of December, A.D. 1995 as Member of Meridian Lake Estates Limited Liability Company, a Colorado limited liability company, general partner of Meridian Lake Meadows, L.P., a Colorado limited partnership.

Henry A. Gallin
Henry A. Gallin as Member of Meridian Lake Estates Limited Liability Company, a Colorado limited liability company, general partner of Meridian Lake Meadows, L.P., a Colorado limited partnership.



SHEET INDEX

- 1 COVER SHEET / INDEX
- 2 PLAT SHEET

STATE OF COLORADO }
COUNTY OF GUNNISON } ss.

The foregoing Dedication was acknowledged before me this 15th day of December, 1995 by Henry A. Gallin as Member of Meridian Lake Estates Limited Liability Company, a Colorado limited liability company, general partner of Meridian Lake Meadows, L.P., a Colorado limited partnership.

Witness my hand and official seal.

My commission expires: 09/13/96



Notary Public

ATTORNEY'S OPINION

I, David Leinsdorf an attorney at law duly licensed to practice in the State of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is held in the name of Meridian Lake Meadows, L.P., a Colorado limited partnership, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

1. The Lien for the 1995 real property taxes and assessments;
2. United States Patents recorded in Book 184 at Page 260, in Book 270 at page 360 and in Book 360 at Page 21;
3. Restrictions, setbacks and other provisions recorded in Book 463 at Page 422; and
4. Stipulation of Settlement and Consent to Judgment and Order recorded in Book 671 at Page 862.

This opinion does not address mortgages, deeds of trust or similar instruments wherein the subject property is utilized as security for a promissory note or other written instrument of debt; nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated this 19th day of December, 1995
David Leinsdorf
David Leinsdorf, Reg. No. 2740

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The planning Commission of Gunnison County, Colorado, hereby recommends approval of this plat, such recommendation being made at a meeting of said Commission held on the 15th day of December, A.D. 1995.

Frank Williams
Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL

This PLAT OF MERIDIAN LAKE MEADOWS is approved this 17 day of Dec, 1995, the dedication of roads and common areas is approved and the roads and other public areas are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance purposes. Maintenance of, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or ordinances in effect at that time.

Attest:

James M. Ritzke
County Clerk

LAND SURVEYOR'S STATEMENT

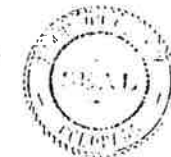
I, David R. Franzen, a registered Land Surveyor in the State of Colorado, do hereby state that this plat of MERIDIAN LAKE MEADOWS as shown was surveyed under my direct supervision and that said plat accurately shows the described tract of land and the subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1988 as amended, have been met to the best of my knowledge and belief.

David R. Franzen
David R. Franzen P.L.S. NO. 29066
For and on the behalf of
Merrick & Company
Job No. 18011969
Date: 12-1-95

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 03rd day of January, A.D. 1996. Reception Number 464976 Time 04:20 PM Date
Declaration of Protective Covenants recorded in Book 776 at Page 224 of the Gunnison County records.

James M. Ritzke
County Clerk



MERIDIAN LAKE MEADOWS FINAL PLAT

Merrick & Company
2450 S. Peoria Street
Denver, Colorado 80222

MERRICK

ATTORNEY AT LAW
MERRICK & COMPANY
DENVER, COLORADO

FILED
INDEXED
SERIALIZED
RECORDED
DATE
BY
CLERK

THE GALLIN COMPANY
412 ELK AVE.
CRESTED BUTTE, COLORADO 81224
PHONE: (970)349-7000

