

# MESA VIEW MEADOWS, FILING THREE

## A REPLAT OF LOT 1 BLOCK 3 AND OUTLOT "B" MESA VIEW MEADOWS SUBDIVISION, FILING TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, SUNBELT ENVIRONMENTAL CORP. and Mesa View Homeowners Association, Inc. are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in the following: Book 2739 at Page 163, Book 2910 at Page 133, Book 2920 at Pages 463, 464, and 465, and Plat Book 16 at Pages 59, 60 & 61 of the Mesa County Clerk and Recorder's Office, and being situated in the SE1/4 NE1/4 Section 8, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

LOT 1, BLOCK THREE, AND OUTLOT B, MESA VIEW MEADOWS FILING TWO

That said owner has caused the said real property to be laid out and surveyed as MESA VIEW MEADOWS, FILING THREE, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public UTILITIES those portions of said real property which are labeled as Multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

That said owner in recording this plat of MESA VIEW MEADOWS FILING THREE, has designated certain areas of land as Tracts A thru D in which the intent of said Tracts is for the use of the homeowners of MESA VIEW MEADOWS FILING THREE as an Ingress, Egress easement and as an easement for utilities such as water lines, sewer lines, gas lines, electric lines, telephone lines and cable television lines. Said areas of land are not dedicated for use by the general public, but are dedicated to the common use of the homeowners in MESA VIEW MEADOWS FILING THREE as more fully provided for in the Declarations of Covenants, Conditions, and Restrictions applicable to MESA VIEW MEADOWS FILING THREE, recorded at the Mesa County Clerk and Recorder's Office in Book 2379 at Pages 522 through 528 inclusive. Said Declarations of Covenants, Conditions, and Restrictions is hereby incorporated and made a part of this plat.

That said owner in recording this plat of MESA VIEW MEADOWS FILING THREE, has designated certain areas of land as Outlot "A", and the area labeled as 14' open space easement in which the intent of said Outlots and open space are for the use of the homeowners of MESA VIEW MEADOWS FILING TWO & THREE as an easement for sidewalks, utilities such as water lines, sewer lines, gas lines, electric lines, telephone lines, cable television lines, irrigation and drainage facilities. Said areas of land are not dedicated for use by the general public, but are dedicated to the common use of the homeowners in MESA VIEW MEADOWS FILING TWO & THREE as more fully provided for in the Declarations of Covenants, Conditions, and Restrictions applicable to MESA VIEW MEADOWS FILING THREE, recorded at the Mesa County Clerk and Recorder's Office in Book 2379 at Pages 522 through 528 inclusive. Said Declarations of Covenants, Conditions, and Restrictions is hereby incorporated and made a part of this plat.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6<sup>th</sup> day of September, A.D., 2002.

Bret D. Seligman  
SUNBELT ENVIRONMENTAL CORP., Bret D. Seligman

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, A.D., 2002, by Bret D. Seligman of SUNBELT ENVIRONMENTAL CORP.

September 18, 2004 Ulta M. Northrop  
My commission expires: Notary Public

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6<sup>th</sup> day of September, A.D., 2002.

Jan Moran  
Mesa View Meadows Homeowners Association, Inc., Jan Moran, President

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, A.D., 2002, by Jan Moran President of Mesa View Meadows Homeowners Association, Inc. A Colorado Non-profit corporation.

September 18, 2004 Ulta M. Northrop  
My commission expires: Notary Public

STATE OF COLORADO ) CLERK AND RECORDERS CERTIFICATE  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 1:43 o'clock P. M. this 11<sup>th</sup> day of October, A.D., 2002, and is duly recorded in Plat Book No. 19, Page 139 + 140

Reception No. 2081080 Drawer No. MM-89 Fee 20<sup>00</sup> 1<sup>00</sup> 00

Monika Todd BY Lucille McElroy  
CLERK AND RECORDER DEPUTY

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 9<sup>th</sup> day of October, A.D., 2002, Board of County Commissioner's of the County of Mesa, Colorado.

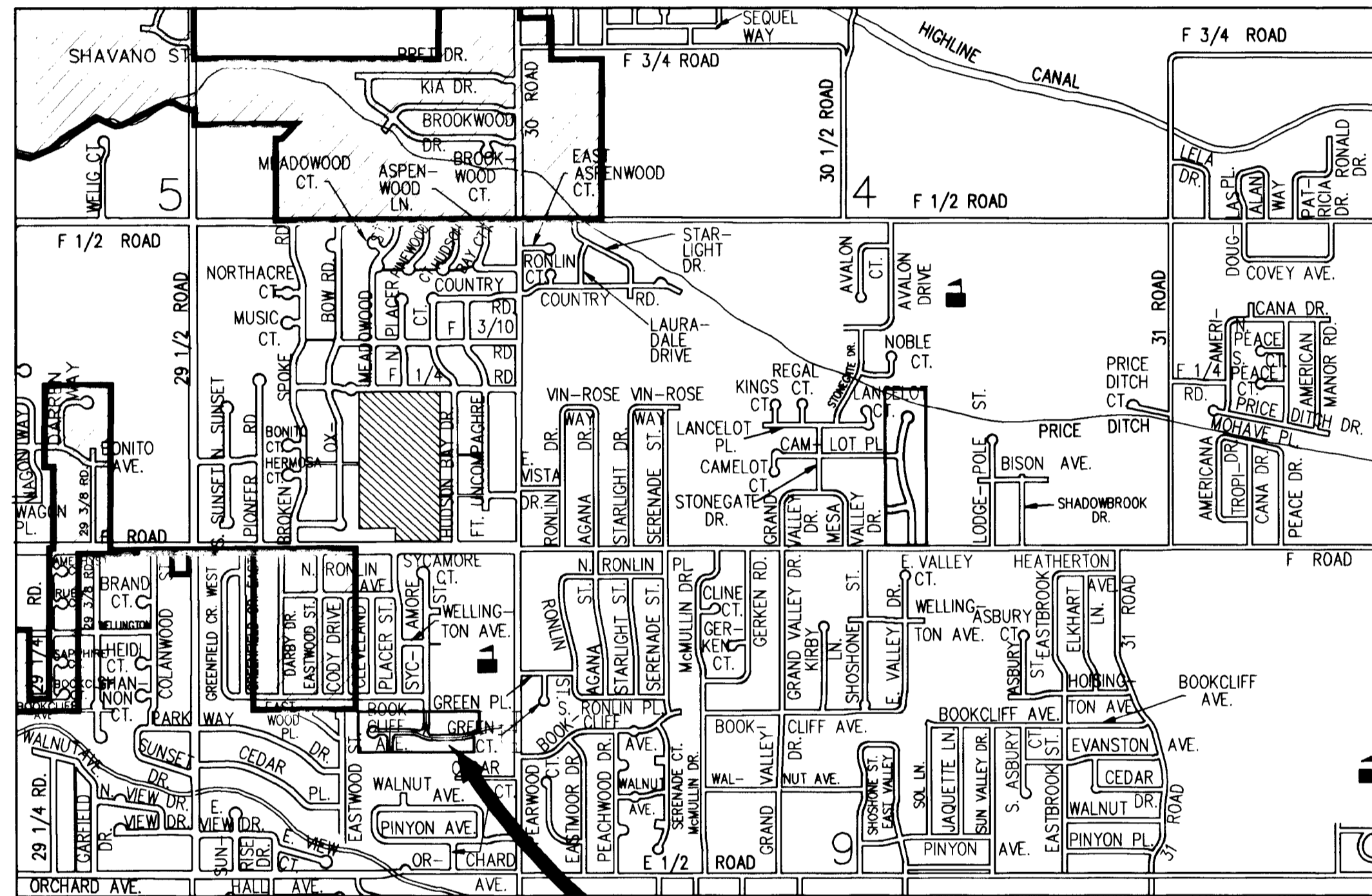
Kathryn A Hall  
Chairman

SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of MESA VIEW MEADOWS, FILING THREE, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Vincent A. Popish  
Vincent A. Popish, Independent Surveyor  
Colorado Professional Land Surveyor L.S. 33650

9-5-02  
Date



**PROJECT  
LOCATION**

LOCATION MAP  
NOT TO SCALE

### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED financial institution, having property interests in or encumbrances upon the real property involved, DOES HEREBY RATIFY AND AFFIRM Mesa View Meadows Subdivision, Filing No. 3. Signed this 6<sup>th</sup> day of September, 2002.

by: Jeffrey S. Parker v.p. for: Wells Fargo Bank West, N.A.  
My Commission Expires 04/19/2005

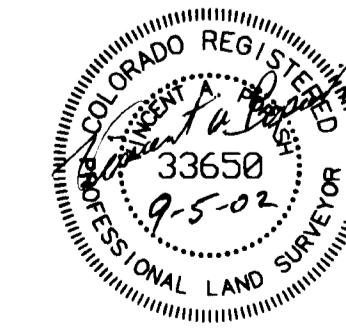
STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of Sept., A.D., 2002, by Jeff Parker of Wells Fargo Bank West, N.A.  
4-19-2005 Rosa Linton  
My commission expires: Notary Public



### PLAT NOTES:

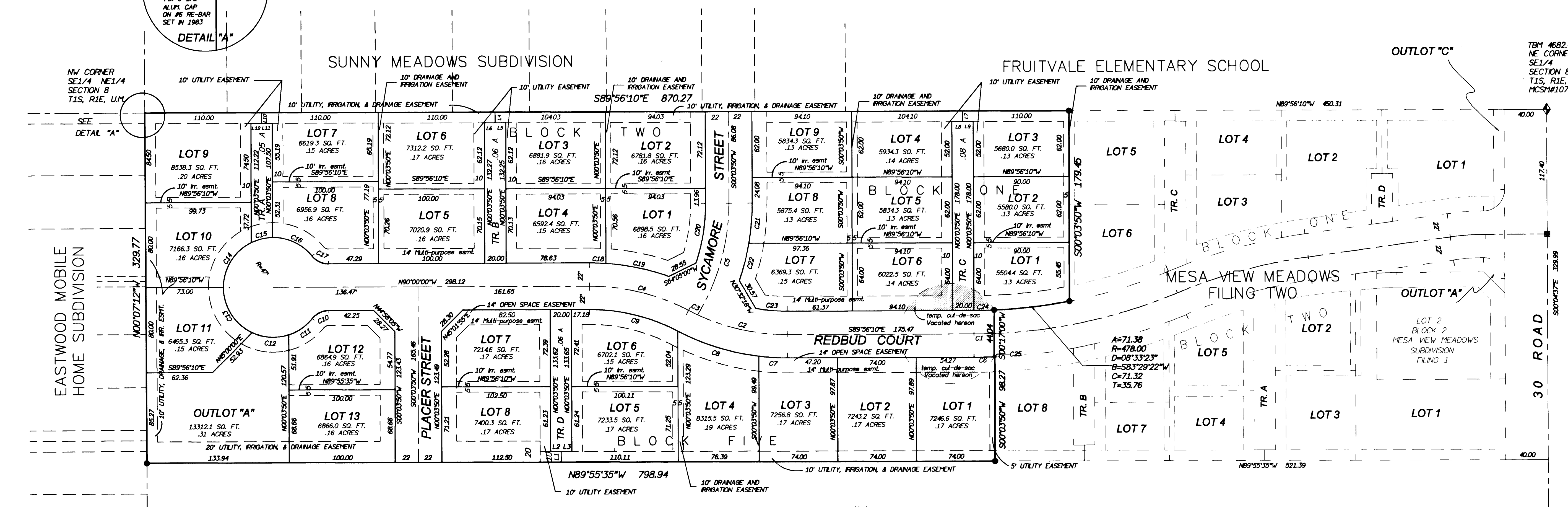
Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for MESA VIEW MEADOWS FILING THREE and shall result in a vested right for a period of three year(s) from 9-15-02.



MESA VIEW MEADOWS FILING THREE FINAL PLAT	
SITUATED IN THE SE1/4 NE1/4 SEC. 8, T1S, R1E, UTE MERIDIAN	
Client: Sunbelt Environmental	Date: 09/05/2002
Scale: 1"=50'	Drawn by: vap
Checked by:	File No.: 200145
<b>INDEPENDENT SURVEY, Inc.</b>	File Name: MVM3FIN2
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263 Grand Junction, Colorado 81501 Cell (970)261-1409	

# MESA VIEW MEADOWS, FILING THREE

A REPLAT OF LOT 1 BLOCK 3 AND OUTLOT "B"  
MESA VIEW MEADOWS SUBDIVISION, FILING TWO



NOTE:  
THE EASEMENTS LABELED AS 140 FOOT MULTI-PURPOSE EASEMENTS ARE TO HAVE A SECONDARY USE AS A 140 FOOT OPEN SPACE EASEMENT.

Note:  
All that part of the 20.0' Utility, Irrigation and Drainage Easement, as shown in Lot 1, Block 3, Mesa View Meadows Filing Two, which lies in the Right of Way Dedicated hereon, is hereby extinguished.

### AREA SUMMARY

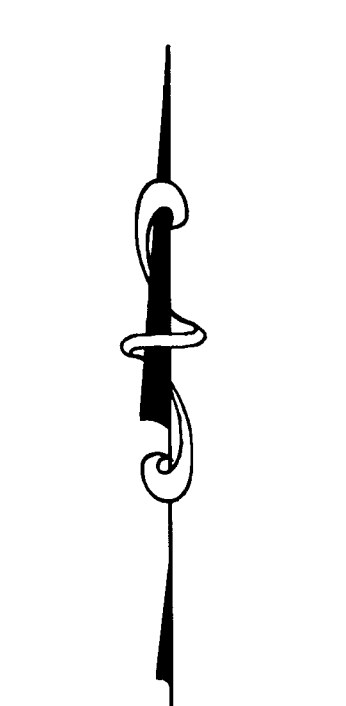
LOTS = 464 ACRES = 73%  
COMMON DRIVEWAYS = 0.25 ACRE = 0.4%  
ROADS = 1.15 ACRES = 18%  
OUTLOTS = 0.31 ACRE = 0.5%  
TOTAL = 6.35 ACRES = 100%

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	500.00	19.07	19.07	N89°58'16"E	02°11'08"	9.54
C2	200.00	07.35	06.66	S77°25'26"E	25°01'29"	44.38
C3	200.00	9.33	9.33	S63°34'30"E	02°40'23"	4.67
C4	200.00	36.91	55.96	S76°07'09"E	27°45'41"	49.42
C5	200.00	110.71	109.30	N15°55'28"E	31°43'01"	56.81
C6	522.00	19.74	19.74	N89°58'51"E	02°09'58"	9.87
C7	222.00	26.06	26.05	S86°58'11"E	06°55'59"	13.45
C8	222.00	00.46	00.02	S72°37'15"E	20°45'52"	48.67
C9	178.00	06.25	05.41	S76°07'09"E	27°45'41"	43.99
C10	28.00	17.07	17.28	N64°24'35"E	51°10'51"	9.58
C11	47.00	27.33	26.94	N55°28'30"E	33°18'42"	14.06
C12	47.00	35.37	34.54	S86°18'37"E	43°07'02"	18.57
C13	47.00	53.17	50.38	N32°20'38"W	64°48'56"	29.84
C14	47.00	52.98	49.88	N32°06'53"E	64°06'05"	29.43
C15	47.00	28.72	28.55	N76°47'33"E	25°15'51"	18.53
C16	47.00	42.46	41.03	S64°42'00"E	51°45'40"	22.00
C17	20.00	17.07	17.28	S64°24'35"E	51°10'51"	9.58
C18	222.00	15.42	15.41	S88°00'38"E	03°58'44"	7.71
C19	222.00	68.65	68.46	S78°11'42"E	15°39'08"	38.51
C20	178.00	57.39	57.14	N89°17'59"E	10°28'18"	28.94
C21	222.00	38.11	38.06	N84°50'53"E	09°50'05"	19.10
C22	222.00	36.42	36.38	N14°35'55"E	09°24'00"	18.25
C23	178.00	29.70	29.67	S85°09'21"E	09°33'38"	14.09
C24	478.00	19.16	19.16	N89°54'57"E	02°17'46"	9.58
C25	522.00	0.75	0.75	N87°56'20"E	0°04'56"	0.37

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°03'50"E	18.00
L2	S89°55'25"E	18.00
L3	S89°55'25"E	18.00
L4	N80°03'50"E	18.00
L5	N89°56'10"W	18.00
L6	N89°56'10"W	18.00
L7	N80°03'50"E	18.00
L8	N89°56'10"W	18.00
L9	N89°56'10"W	18.00
L10	N80°03'50"E	18.00
L11	N89°56'10"W	18.00
L12	N89°56'10"W	18.00



SCALE 1" = 50'

SW CORNER SE1/4 NE1/4 SECTION 8 T1S, R1E, U1M MCSM #1107

E1/4 CORNER SECTION 8 T1S, R1E, U1M MCSM # 20

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY QED LS #16413 NO. 5 RE-BAR EXTERIOR IN CONCRETE
  - NO. 5 RE-BAR WITH CAP L.S. 33650 TO BE SET AT ALL LOT CORNERS
  - MESA COUNTY SURVEY MARKER
  - FOUND SURVEY MARKER SET BY OTHERS AS NOTED

BASIS OF BEARINGS STATEMENT:  
BEARINGS ARE BASED ON THE VALUE N89°53'55"W BETWEEN THE SW CORNER OF THE SE1/4 NE1/4 AND THE E1/4 CORNER OF SECTION 8 AS SHOWN ON THE PLAT OF MESA VIEW MEADOWS SUBDIVISION FILING 1.



## MESA VIEW MEADOWS FILING THREE

### FINAL PLAT

SITUATED IN THE SE1/4 NE1/4 SEC. 8, T1S, R1E, UTE MERIDIAN

**INDEPENDENT SURVEY, Inc.**

ROBERT A. PAPP, PLS

133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263  
Grand Junction, Colorado 81501 Call (970)261-1409

Client: Sunbelt Environmental

Date: 09/05/2002

Scale: 1"=50'

Drawn by: vap

Checked by:

File No.: 200145

File Name: MVM3FIN2

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 CERTIFICATION SHOWN HEREON.