

# MONUMENT VALLEY - FILING ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the North Half (N 1/2) and a part of the Southwest Quarter (SW 1/4) of Section 30, T.1S, R.1W Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the North Quarter Corner (N 1/4 Corner) of said Section 30; Thence S. 02° 20' 58" E 145.54 feet to a point on the Westerly Right-of-Way of South Camp Road; Thence along said Westerly Right-of-Way along the arc of a curve to the left whose radius is 1004.93 feet and whose long chord bears S. 06° 32' 35" E 344.93 feet to the True Point of Beginning; Thence continuing along said Westerly Right-of-Way along said arc of a curve to the left whose radius is 1004.93 feet and whose long chord bears S. 28° 16' 46" E 412.86 feet; Thence continuing along said Westerly Right-of-Way S. 40° 08' 00" E 457.15 feet; Thence continuing along said Westerly Right-of-Way along the arc of a curve to the left whose radius is 1004.93 feet and whose long chord bears S. 42° 59' 12" E 100.05 feet; Thence S. 55° 11' 00" W 631.10 feet; Thence S. 40° 25' 00" E 416.53 feet; Thence S. 55° 11' 00" W 2148.66 feet to a point on the Easterly boundary of the Colorado National Monument; Thence N. 39° 33' 26" W along said Easterly boundary of the Colorado National Monument a distance of 408.34 feet; Thence N. 26° 33' 26" W 635.00 feet; Thence N. 40° 33' 26" W 316.69 feet; Thence N. 06° 45' 00" E 578.61 feet; Thence along the arc of a curve to the right whose radius is 367.80 feet and whose long chord bears N. 46° 22' 30" E 469.14 feet; Thence N. 53° 48' 00" E 1388.02 feet; Thence S. 37° 35' 00" E 432.5 feet; Thence along the arc of a curve to the right whose radius is 971.88 feet and whose long chord bears N. 62° 20' 00" E 329.17 feet; Thence N. 72° 05' 00" E 126.59 feet to the True Point of Beginning. Containing 103.093 Acres.

That said owner has caused the said real property to be laid out and surveyed as Monument Valley Filing No. One, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer mains, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits.

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

In Witness Whereof said owner Surf View Development Co. Inc., a California Corporation, Eugene B. Fletcher, President, and attest by Marjorie Greer, Secretary have caused their names to be hereunto subscribed this 24th day of January, A. D., 1977.

Eugene B. Fletcher  
Eugene B. Fletcher, President  
Surf View Development Co. Inc.

Marjorie J. Greer  
Attest Marjorie Greer, Secretary  
Surf View Development Co. Inc.

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO)

The foregoing instrument was acknowledged before me this 24th day of January, A. D., 1977.  
Eugene B. Fletcher, President, and attest by Marjorie Greer, Secretary.

My Commission Expires: \_\_\_\_\_

Witness My Hand and Official Seal:

Robert P. Gerlofs  
Notary Public



I, James T. Patty Jr., do hereby certify that the accompanying plat of Monument Valley Subdivision, Filing No. One, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting.  
Pursuant to C. R. S. 1973, 38-51-101-102, as amended.

R.C. Head  
Mesa County Surveyor

Date: 5-12-77

Jack Bowman  
Mesa County Road Department

Date: 3/14/77

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)  
COUNTY OF MESA )

Reception No 1132451

I hereby certify that this instrument was filed in my office at 11:52 o'clock A. M., A. D., 1977 and duly recorded in Plat Book No. 11, Page 256.

Earl Sawyer  
Clerk and Recorder

Deputy

Fee 8.20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11 day of March, A. D., 1977.  
County Planning Commission of the County of Mesa, Colorado.

R.D. Johnson  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9 day of March, A. D., 1977.  
Board of County Commissioners of the County of Mesa, Colorado.

Howard Paul  
Chairman

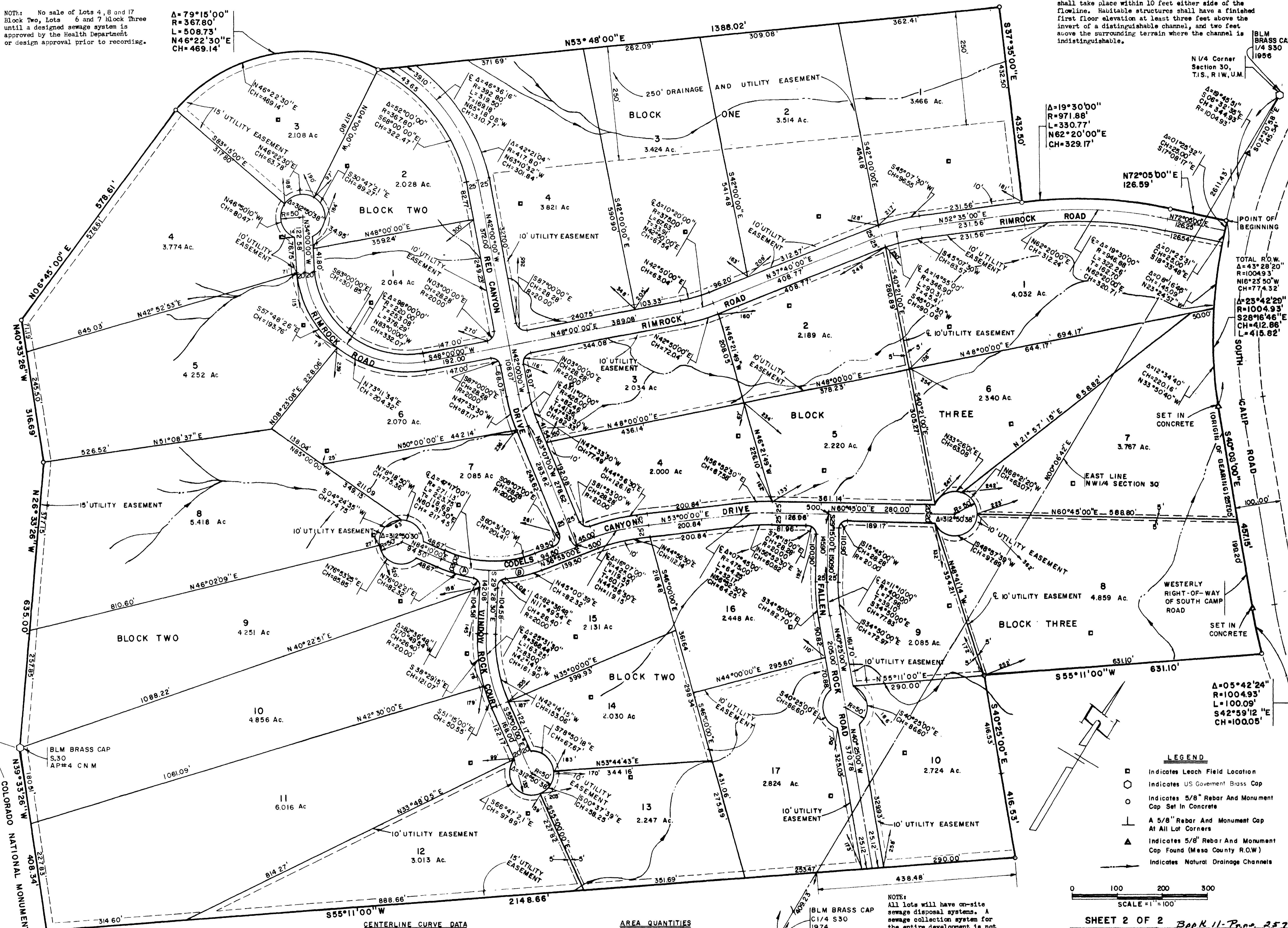
SURVEYORS CERTIFICATE

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NOTE: No sale of Lots 4, 8 and 17 Block Two, Lots 6 and 7 Block Three until a designed sewage system is approved by the Health Department or design approval prior to recording.

$\Delta = 79^{\circ}15'00''$   
 $R = 367.80'$   
 $L = 508.73'$   
 $N46^{\circ}22'30''E$   
 $CH = 469.14'$

NOTE: No encroachment of the natural drainage channels shall take place within 10 feet either side of the flowline. Habitable structures shall have a finished first floor elevation at least three feet above the invert of a distinguishable channel, and two feet above the surrounding terrain where the channel is indistinguishable.



CENTERLINE CURVE DATA

| PT. NO. | DELTA     | RADIUS  | CHORD BEARING | CHORD   | LENGTH  |
|---------|-----------|---------|---------------|---------|---------|
| A       | 23°38'30" | 271.13' | S72°20'45"W   | 111.08' | 111.87' |
| B       | 23°38'30" | 271.13' | S48°42'15"W   | 111.08' | 111.87' |

AREA QUANTITIES

|                        |                       |
|------------------------|-----------------------|
| Total Acres in Lots    | 96.090Ac. or 93.2%    |
| Total Acres in Streets | 7.003Ac. or 6.8%      |
| Total Acres            | 103.093Ac. or 100.00% |

NOTE: All lots will have on-site sewage disposal systems. A sewage collection system is not anticipated at this time, however, necessary easements have been provided for future construction of such a facility.

BLM BRASS CAP  
 C1/4 S30  
 1974

SE CORNER  
 NW 1/4 SEC. 30  
 T1S, R1W, U.M.

- LEGEND**
- Indicates Leach Field Location
  - Indicates US Government Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
  - ▲ Indicates 5/8" Rebar And Monument Cap Found (Mesa County R.O.W)
  - Indicates Natural Drainage Channels

SCALE = 1" = 100'

SHEET 2 OF 2 BPPK 11-Plan 257

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ROBERT P. GERLOFS  
 Engineering Consultants 518 MAIN ST. GRAND JCT., COLO. 81601, PH. 249-4988