

# MONUMENT VILLAGE SUBDIVISION FILING NUMBER 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Surf View Development Co., a California Corporation, Eugene B. Fletcher, President, are the Owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of South Half (S1/2) Section 14, Township 11 South, Range 101 West of the Sixth Principal Meridian: Thence north 09°21'00" West, along the South line of the Southwest Quarter (SW1/4) of said Section 14, 1,320.10 feet; Thence north 01°10'00" East 930.18 feet to the Southwest Corner (SWCor) of Lot 7, Block 13 of Panorama Subdivision Filing No. 6; Thence South 90°00'00" East along an extension of the South line of said Lot 7 a distance of 161.04 feet; Thence north 00°00'00" East 151.26 feet to a point on the north Right-of-Way of Teton Road, said point being the True Point of Beginning; Thence South 90°00'00" West along said North Right-of-Way line of Teton Road 257.64 feet; Thence along the arc of a curve to the Right whose radius is 25.00 feet and whose long chord bears north 44°30'00" West a distance of 35.66 feet to a point on the East Right-of-Way line of Yucca Drive; Thence north 01°10'00" East along said East Right-of-Way line of Yucca Drive 156.52 feet to the Southwest Corner (SWCor) of Lot 8, Block 12 of Panorama Subdivision Filing No. 6; Thence north 90°00'00" East along the South line of said Lot 8 a distance of 123.02 feet to the Southeast Corner (SECor) of said Lot 8; Thence north 01°10'00" East along the East line of Lots 6, 7, and 8 of said Block 12, of said Panorama Subdivision Filing No. 6 a distance of 390.00 feet to the Northeast Corner (NECor) of said Lot 6, Block 12 of said Panorama Subdivision Filing No. 6; Thence South 76°29'39" East 500.00 feet; Thence north 39°00'00" East 740.48 feet; Thence South 55°29'39" East 410.57 feet; Thence north 00°00'00" East 92.45 feet; Thence South 54°01'00" East 212.91 feet; Thence South 45°15'00" East 84.97 feet; Thence South 33°32'00" West 167.82 feet; Thence South 30°00'00" West 100.00 feet; Thence South 41°00'00" West 303.26 feet; Thence north 30°00'00" West 100.00 feet to a point on the boundary of Monument Village Subdivision, No. 1; Thence along said boundary by the following courses and distances: north 30°00'00" West 123.51 feet, north 08°00'00" East 223.46 feet, north 45°00'00" West 60.01 feet, north 75°17'05" West 269.32 feet; Thence along the arc of a curve to the right whose radius is 625.00 feet and whose long chord bears north 29°50'22" East a distance of 93.67 feet, north 00°44'01" West 273.32 feet, South 00°00'00" West 249.59 feet; South 00°00'00" East 32.10 feet to the True Point of Beginning. The above described tract of land contains 28.34 acres that the said Owners have caused the said real property to be laid out and surveyed as Monument Village Subdivision Filing No. 2; The Subdivision a part of the County of Mesa.

That said Owners do hereby dedicate and set apart all of the streets, roads, and public site as shown on the accompanying plat to the use of the public forever and hereby dedicate 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 and electric lines, poles and cables; storm and sanitary mains, water mains; gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

That all expense of installation of utilities or ditches referred to above, for grading or landscaping and for street graveling or improvements shall be financed by the seller or purchaser—not by the County of Mesa.

I, WITNESS WHEREOF, said Surf View Development Co., a California Corp. has caused its corporate name to be hereunto subscribed this 6th day of June, A.D., 1975.

*Ronald L. Bonds*  
 Ronald L. Bonds, Attorney in Fact for:  
 Surf View Development Co., a California Corp.

STATE OF COLORADO )  
 County of MESA ) SS

The foregoing instrument was acknowledged before me this 6th day of June, A.D. 1975 by *Ronald L. Bonds*, Attorney in Fact for Surf View Development Co., a California Corp.

My Commission expires July 12, 1978  
 Witness my hand and official seal: *Severly Grace*  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 County of MESA ) SS 1089593

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M. on June 27 A.D., 1975 and is duly recorded in Plat Book No. 11 Page 153

*Earl Sawyer*  
 Clerk and Recorder Deputy Fees: \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27th day of May, A.D., 1975  
 County Planning Commission of the County of Mesa, Colorado

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16th day of June, A.D., 1975  
 Board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Monument Village Subdivision Filing No. 2, 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  
 Colo. Reg. No. 9900  
*James S. Miller*  
 Utilities Coordinating Committee

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 130-2-2 as amended.

*Roger Head*  
 Mesa County Surveyor Date 6-16-75

MONUMENT VILLAGE SUBDIVISION FILING NUMBER 2

PREPARED BY  
 NELSON, HALEY, PATTERSON & QUIRK, INC.  
 ENGINEERING CONSULTANTS  
 GRAND AVENUE, CO. SPRING

NOTE:  
 A Vacation Of A Portion Of  
 Panorama Subdivision Filing No. 6  
 In Book 10 Page 2 Document  
 No. 891547 Of The Mesa  
 County Records.

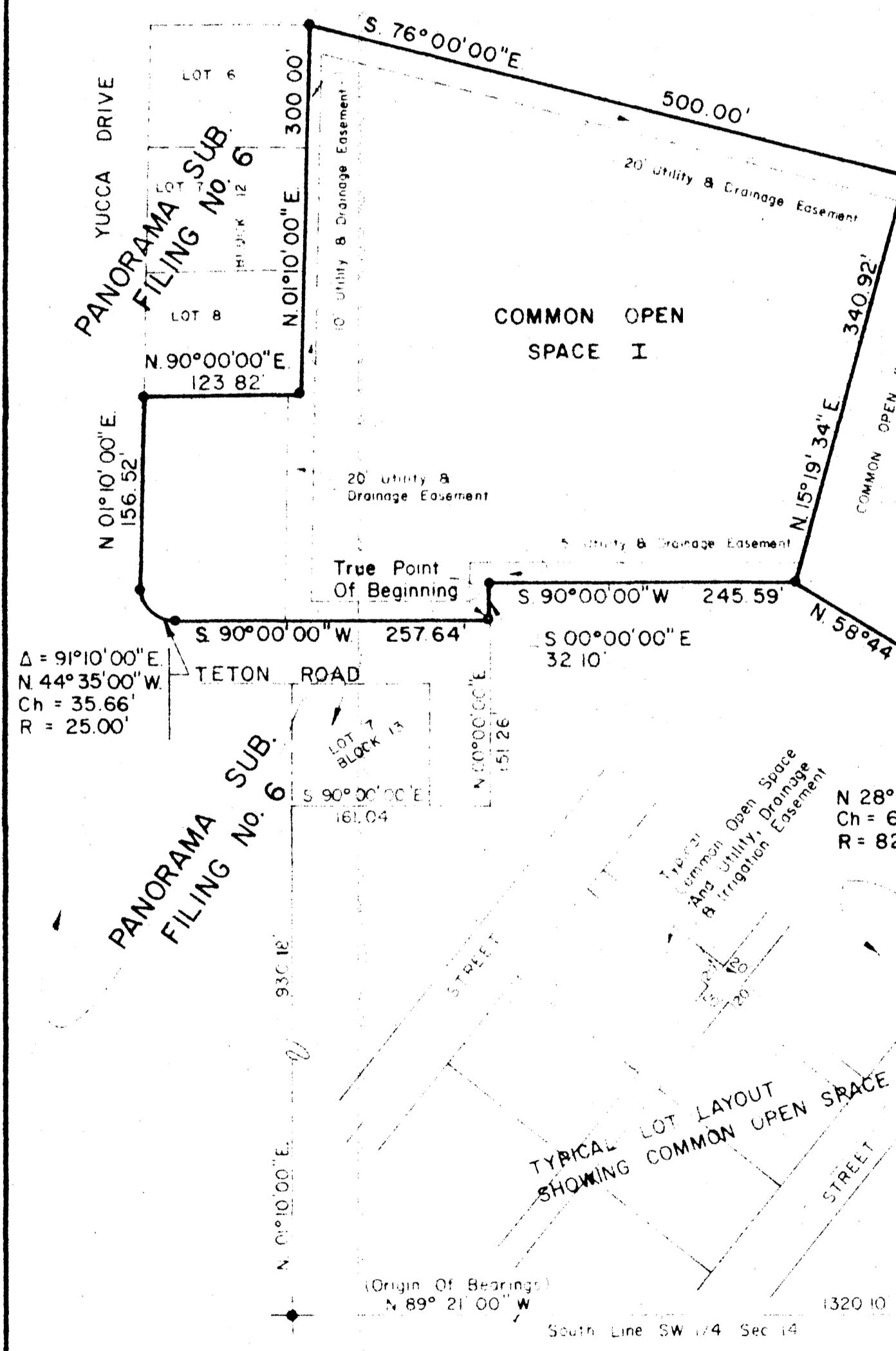
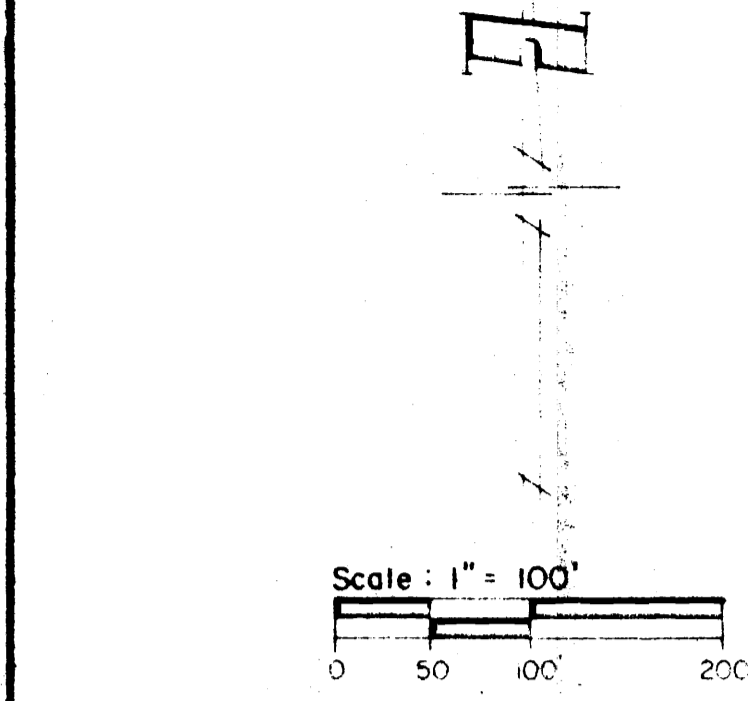
NOTE: All Easements Are  
 20' Utility, Irrigation And  
 Drainage Easements 10' Each  
 Side Of Lot Lines Except  
 Where Noted.

NOTE: All Common Open Space  
 As Shown is Dedicated As  
 Utility, Irrigation, And Drainage  
 Easements.

NOTE: Cul-de-sac To Be Vacated  
 When Shenandoah Drive Is Extended  
 For Future Filings.

NOTES:  
 Total Number Of Lots 36  
 Total Acres 28.34  
 Common Open Space I 4.68 Ac. = 16.5%  
 Common Open Space 5.19 Ac. = 18.3%  
 Total Acres In Lots 12.38 = 43.7%  
 Total Acres In Streets 3.06 = 10.8%  
 Public Site 3.03 Ac. = 10.7%

LEGEND  
 • Mesa County Brass Cap  
 • Corner Monuments With Bar & Cap Set In Concrete  
 5/8" Rebar & Cap Set At All Lot Corners  
 (6) Block Numbers



CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	02°33'46"	850.00	38.07	N 32°33'52" E	19.00	38.02
B	24°55'47"	139.55	6.71	S 18°04'58" W	36.00	70.46
C	34°05'08"	242.85	143.32	N 20°46'48" E	75.00	145.49
D	33°03'38"	251.45	143.08	S 2°24'43" W	74.63	145.09
E	16°38'13"	404.73	117.15	N 13°12'12" E	—	117.56
F	17°28'33"	404.73	122.97	N 30°15'44" E	—	23.45
G	84°14'41"	223.41	299.67	S 78°47'76" W	202.00	326.46
H	10°14'08"	779.05	76.85	S 70°46'10" E	91.60	178.92
I	26°59'11"	151.26	121.42	S 52°14'29" E	—	131.48
J	05°05'00"	123.02	23.40	S 46°14'59" E	—	129.50
K	07°04'38"	645.76	38.47	S 40°02'50" E	—	74.44

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	86°51'24"	25.00'	34.37	N 50°28'04" E	23.66	37.90
B	103°29'00"	—	39.26	N 33°15'38" W	31.70	45.15
C	87°48'09"	—	34.67	S 84°14'41" W	24.06	38.32
D	87°48'26"	—	34.67	N 03°33'58" W	24.06	38.32
E	09°05'39"	—	45.73	N 66°21'58" E	35.11	47.60
F	87°24'43"	—	34.55	N 10°22'55" W	23.90	38.14