

MONUMENT VILLAGE SUBDIVISION

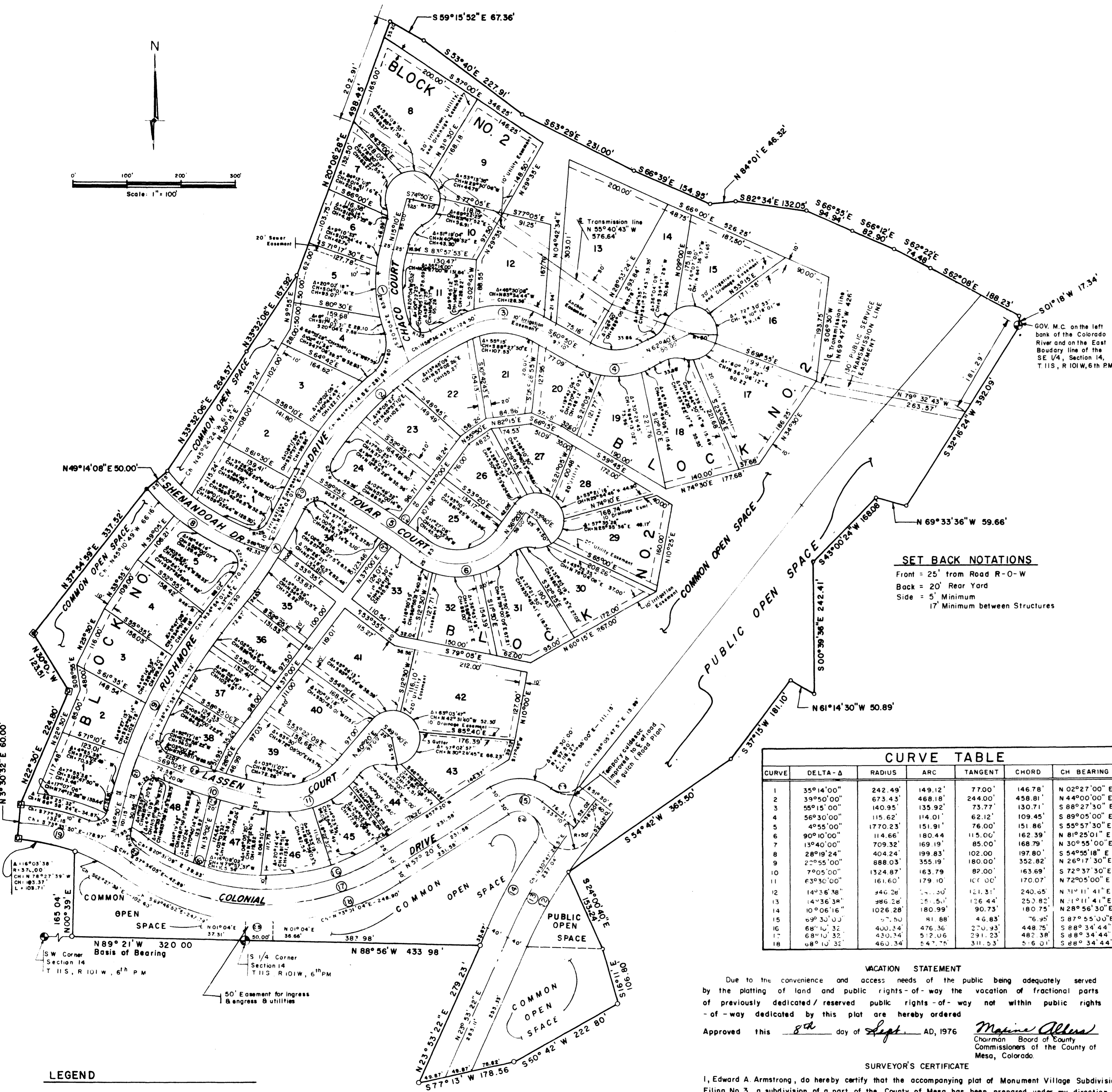
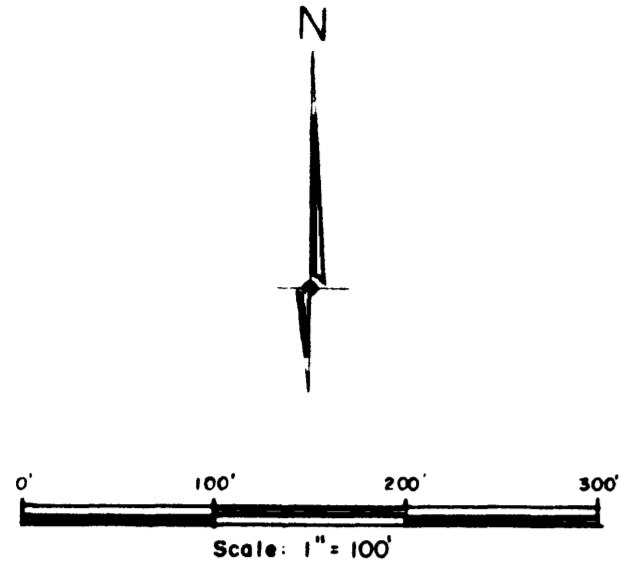
FILING NUMBER 3 AND A REPLAT OF THE PUBLIC SITE MONUMENT VILLAGE SUBDIVISION FILING NUMBER 2

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 the South Half (S/2) of Section 14 and in a part of the North Half (N/2) of Section 23, Township 11 South, Range 101 West of the Sixth Principal Meridian as shown on the accompanying plat thereof, said plat being more specifically described as follows:

Commencing at the South Quarter Corner (S 1/4 Cor.) of Section 14, Township 11 South, Range 101 West of the Sixth Principal Meridian, and considering the Southerly Line of the Southwest Quarter of said Section 14 to bear N89°21'00" W with all other bearings contained herein relative thereto thence N89°21'00" W 320.00 feet, thence N00°39'00" E 165.04 feet to a point of intersection with a curve, thence around the arc of a curve to the left having a radius of 370.00 feet, whose chord bears N76°27'39" W 103.37 feet, through a central angle of 16°03'38" 103.71 feet along said curve to a point of intersection with a straight line thence N03°30'32" E 60.00 feet, thence N22°30'00" E 224.80 feet, thence N30°00'00" W 123.51 feet, N37°54'59" E 337.52 feet, thence N49°14'08" E 50 feet, thence N33°32'06" E 432.49 feet, thence N20°06'28" E 498.45 feet, thence S59°15'52" E 67.36 feet, thence S53°40'00" E 227.91 feet, thence S63°29'00" E 231.00 feet, thence S66°39'00" E 154.95 feet, thence N84°01'00" E 46.32 feet, thence S82°34'00" E 132.05 feet, thence S66°55'00" E 94.94 feet, thence S66°12'00" E 82.90 feet, thence S62°22'00" E 74.48 feet, thence S62°08'00" E 188.23 feet, thence S01°18'00" W 17.34 feet, thence S32°16'24" W 392.09 feet, thence N69°33'36" W 59.66 feet, thence S43°00'24" W 168.08 feet, thence S00°39'36" E 242.41 feet, thence N61°14'30" W 50.89 feet, thence S37°15'00" W 181.10 feet, thence S54°42'00" W 365.50 feet, thence S24°00'40" E 153.24 feet, thence S16°11'00" E 106.80 feet, thence S60°42'00" W 222.80 feet, thence S77°13'00" W 178.56 feet, thence N23°53'22" E 279.23 feet, thence N88°56' W 433.98 feet to the point of beginning



SET BACK NOTATIONS
 Front = 25' from Road R-O-W
 Back = 20' Rear Yard
 Side = 5' Minimum
 17' Minimum between Structures

The above described tract of land contains 43.054 acres that the said owners have caused the said real property to be laid out and surveyed as Monument Village Subdivision Filing No. 3, and a replat of the public site Monument Village Subdivision Filing No. 2; 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 or common or public open space on the accompanying plat as easements for irrigation and 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 grading or improvements shall be financed by the seller or purchaser - not by the County of Mesa.

IN WITNESS WHEREOF: said Surf View Development Co., a California Corp. has caused its corporate name to be hereunto subscribed this 7th day of SEPTEMBER, A.D., 1976.

Ronald L. Bonds
 Ronald L. Bonds, Attorney in Fact
 Surf View Development Co., A California Corp.

STATE OF COLORADO) ss
 County of Mesa)
 The foregoing instrument was acknowledged before me this 7th day of September, A.D. 1976, by Ronald L. Bonds, Attorney in Fact for Surf View Development Co., A California Corp.

My Commission expires April 9, 1979
Ronald L. Bonds
 Notary Public

STATE OF COLORADO) ss
 County of Mesa)
 I hereby certify that this instrument was filed in my office at 11:15 o'clock P. M. Sept 22 AD, 1976 and is duly recorded in Plat Book No. 11 Page 219

Earl Sawyer
 Clerk and Recorder
 Deputy
 Fees: \$ 10.00

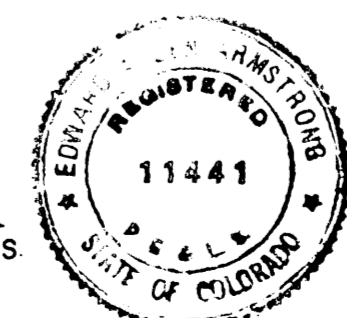
COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 7th day of SEPT. A.D., 1976
 County Planning Commission of the County of Mesa, Colorado
[Signature]
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 8th day of Sept A.D., 1976
 Board of County Commissioners of the County of Mesa, Colorado.
Margie Allen
 Chairman

CURVE	DELTA-Δ	RADIUS	ARC	TANGENT	CHORD	CH BEARING
1	35°14'00"	242.49'	149.12'	77.00'	146.78'	N 02°27'00" E
2	39°50'00"	673.43'	468.18'	244.00'	458.81'	N 44°00'00" E
3	55°15'00"	140.95'	135.92'	73.77'	130.71'	S 88°27'30" E
4	56°30'00"	115.62'	114.01'	62.12'	109.45'	S 89°05'30" E
5	49°55'00"	177.23'	151.91'	76.00'	151.86'	S 55°57'30" E
6	90°10'00"	114.66'	180.44'	115.00'	162.39'	N 81°25'01" E
7	13°40'00"	709.32'	169.19'	85.00'	168.79'	N 30°55'00" E
8	28°19'24"	404.24'	199.83'	102.00'	197.80'	S 54°55'18" E
9	2°55'00"	888.03'	355.19'	180.00'	352.82'	N 26°17'30" E
10	7°05'00"	1324.87'	163.79'	82.00'	163.69'	S 72°37'30" E
11	63°30'00"	161.60'	179.10'	100.00'	170.07'	N 72°05'00" E
12	14°36'38"	346.28'	142.31'	72.00'	142.65'	N 31°11'41" E
13	14°36'38"	346.28'	142.31'	72.00'	142.65'	N 31°11'41" E
14	10°06'16"	1026.28'	251.51'	126.44'	253.82'	N 11°11'41" E
15	69°30'00"	102.50'	81.88'	46.83'	76.95'	S 87°55'00" E
16	68°10'32"	400.34'	476.36'	270.93'	448.75'	S 88°34'44" E
17	68°10'32"	400.34'	476.36'	270.93'	448.75'	S 88°34'44" E
18	68°10'32"	400.34'	476.36'	270.93'	448.75'	S 88°34'44" E

VACATION STATEMENT
 Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered
 Approved this 8th day of Sept AD, 1976
Margie Allen
 Chairman, Board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE
 I, Edward A. Armstrong, do hereby certify that the accompanying plat of Monument Village Subdivision Filing No. 3, a subdivision of a part of the County of Mesa has been prepared under my direction, and accurately represents a field survey of same.
Edward A. Armstrong
 Edward A. Armstrong, Registered, P.E. & L.S.
 Colo. Reg. No. 11441
 Approved for content and form only and not to the accuracy of surveys, calculations or drafting, Pursuant to C.S. 1963, 136-2-2 as amended.
 By *Ronald L. Bonds* Date 9-10-76
 Mesa County Surveyor



LEGEND
 ● Meso County Survey Monument
 ○ Found Rebar in Concrete
 ○ Set 5/8" Rebar Mkd Armstrong 11441 PE-L.S. in conc.
 ○ Found Rebar

NOTES:
 Total Number of Lots 53
 Total Area 43.054 Ac.
 Common Open Space 10.50 Ac.
 Public Space 4.41 Ac.
 20' Utility Easement unless otherwise noted.

CURVE	DELTA-Δ	RADIUS	ARC	TANGENT	CHORD	CH BEARING
19	32°01'00"	400.00'	223.40'	114.70'	220.51'	S 70°29'28" E
20	59°04'55"	673.43'	29.75'	59.71'	N 26°37'27.5" E	
21	59°04'55"	673.43'	29.75'	59.71'	N 26°37'27.5" E	
22	1°22'50"	430.00'	10.36'	77.71'	N 17°20'28" E	
23	89°23'00"	38.16'	10.36'	53.18'	N 82°40'00" E	
24	56°33'36"	37.50'	02.53'	73.45'	S 44°20'11" E	
25	6°13'36"	460.34'	50.03'	25.04'	S 88°11'04" E	
26	00°38'20"	1795.23'	20.02'	10.01'	S 55°6'19" E	
27	10°33'26"	1745.23'	20.02'	10.01'	S 55°12'20" E	
28	10°33'26"	1745.23'	20.02'	10.01'	S 55°12'20" E	
29	10°33'26"	1745.23'	20.02'	10.01'	S 55°12'20" E	
30	03°04'26"	375.34'	20.14'	10.07'	S 70°21'23" E	

ARMSTRONG ENGINEERS
 ENGINEERING - SURVEYING
 CONCRETE & SOILS TESTING

SCALE: 1" = 100'
 DATE: 5/3/76
 DRAWN BY: RLS
 CHECKED BY: W.H.L.
 DATE OF SURVEY: _____

MONUMENT VILLAGE SUBDIVISION
 FILING NUMBER 3

SHEET 1 of 1

JOB NUMBER 7654