

# Wilson Ranch Filing No. One

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Destination Properties Inc., a California Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 SE 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the N.W. Corner SE 1/4 of said Section 34;  
 Thence S 90°00'00"E along the North line of the SE 1/4 of said Section 34 a distance of 292.00 feet to the TRUE POINT OF BEGINNING;  
 Thence continuing S 90°00'00"E along said North line of SE 1/4 of Section 34 a distance of 245.29 feet to a point on the Westerly Right-of-Way of the Grand Valley Canal;  
 Thence along said Westerly Right-of-Way of the Grand Valley Canal by the following two (2) courses and distances:  
 (1.) S 08°52'51"E 261.08 feet  
 (2.) S 53°33'43"E 69.37 feet  
 Thence S 08°11'00"W 166.87 feet;  
 Thence S 81°49'00"E 100.42 feet;  
 Thence S 08°11'00"W 189.29 feet;  
 Thence N 88°43'50"W 85.00 feet;  
 Thence S 03°18'10"W 111.86 feet;  
 Thence along the arc of a curve to the left whose radius is 175.00 feet and whose long chord bears S 78°33'58"W 46.44 feet;  
 Thence S 21°03'30"E 50.00 feet;  
 Thence S 68°58'30"W 37.36 feet;  
 Thence S 21°03'30"E 100.00 feet;  
 Thence S 68°58'30"W 327.38 feet;  
 Thence S 00°33'48"E 123.66 feet;  
 Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 08°23'22"E 50.26 feet;  
 Thence S 00°33'48"E 100.00 feet;  
 Thence S 89°26'12"W 263.13 feet to a point on the West line SE 1/4 of said Section 34;  
 Thence N 00°08'00"E along said West line SE 1/4 of Section 34 a distance of 1012.27 feet;  
 Thence S 89°52'00"E 11.20 feet;  
 Thence N 48°10'00"E 389.89 feet;  
 Thence N 00°08'00"E 30.00 feet to the TRUE POINT OF BEGINNING, Containing 14.308 Acres.

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

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility 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, sewer and water mains; together with the right to trim interfering trees and brush; with the perpetual right of ingress and egress over and across the utility easements for the installation and maintenance of the utility lines and mains. Such easements and rights shall be utilized by the utilities in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 10<sup>th</sup> day of July, A.D., 1984.

Destination Properties Inc., a California Corporation

Robert J. Lowe  
 Robert J. Lowe President

Wiley D. Snodgrass  
 Wiley D. Snodgrass Ass't. Secretary

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, A.D., 1984 by Robert J. Lowe - President and Wiley D. Snodgrass - Ass't. Secretary of Destination Properties Inc., a California Corporation.

My Commission Expires: Aug 23, 1984  
 Witness My Hand and Official Seal.

Thomas A. Logue  
 Notary Public  
 Address 2784 Crossroads Blvd.  
Grand Junction Colorado

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA ) # 1373058

I hereby certify that this instrument was filed in my office at 3:06 o'clock P.M., this 4 day of October, A.D., 1984, and is duly recorded in Plat Book No. 13, Page 282-283 File X-88

Carl Sawyer  
 Clerk and Recorder

Bonnie Wilson  
 Deputy

Fees \$ 20.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16 day of August, A.D., 1984.  
 County Planning Commission of the County of Mesa, Colorado.

Paul W. Nelson  
 Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17 day of August, A.D., 1984.  
 Board of County Commissioners of the County of Mesa, Colorado.

Paul W. Nelson  
 Chairman

## SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Wilson Ranch 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. 8-23-83  
 James T. Patty, Jr. Date  
 Registered Land Surveyor  
 Colorado Registration No. 9980



## UTILITIES COORDINATING COMMITTEE

C.E. Sheehan 4-13-83  
 Chairman Date

## SURVEYORS CERTIFICATE UPDATE

I, Max E. Morris, do hereby certify that the following was updated under my direction:

1. Boundary Monuments established as shown on the accompanying plat based on a survey conducted by L.S. 9960.
2. Addition of Bench Mark.
3. Revision to Title Block.

Max E. Morris 9/11/84  
 Max E. Morris Date  
 Registered Land Surveyor  
 Colorado Registration No. 16413



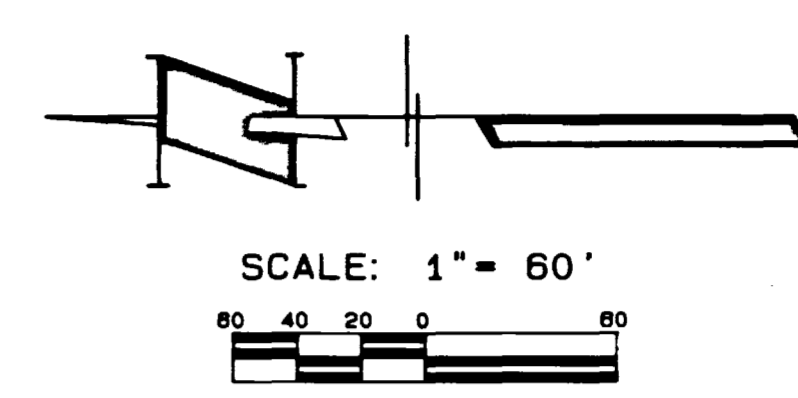
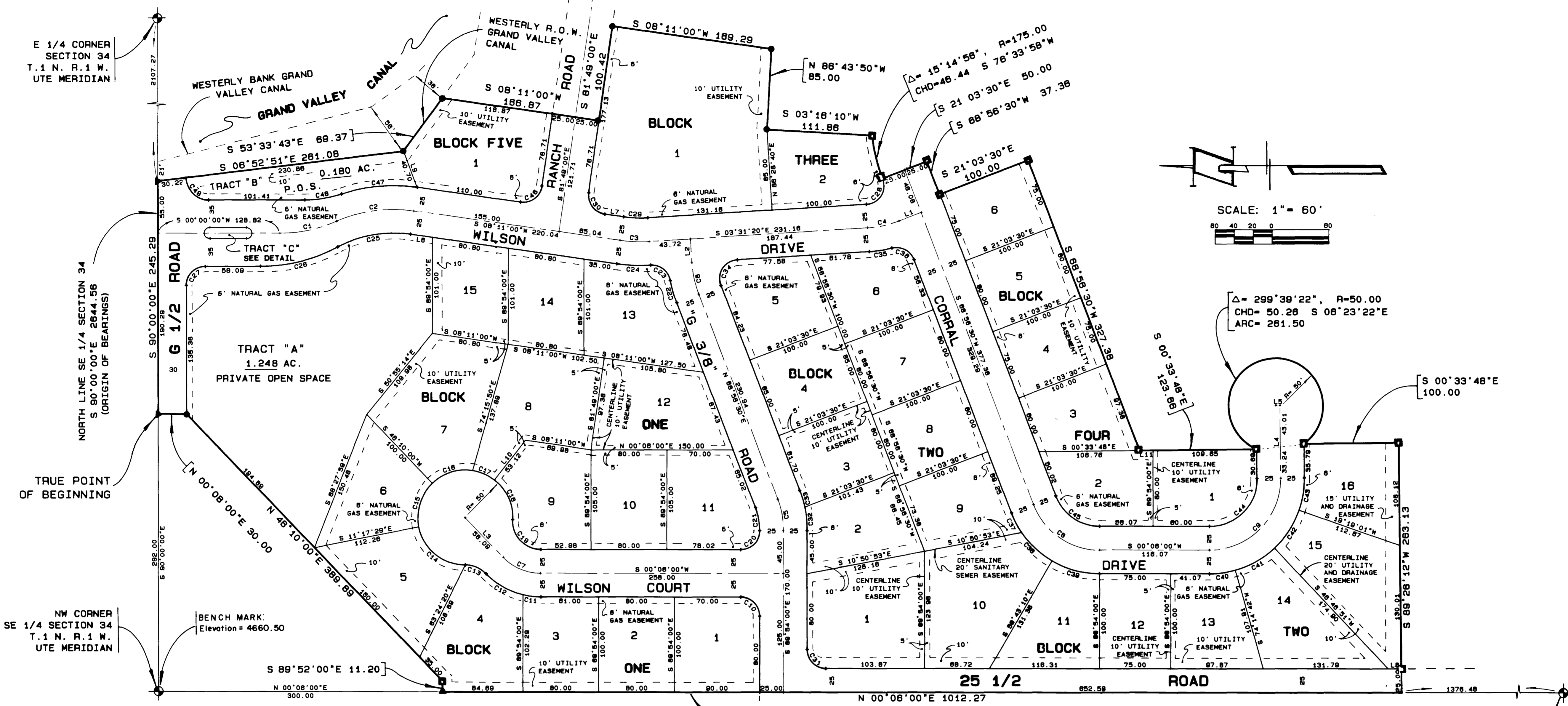
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.

SHEET 1 of 2 SHEETS

WILSON RANCH - FILING No. ONE  
 Located In: S.E. 1/4, Section 34, T.1N., R.1W., U.M

**THOMAS A. LOGUE**  
 LAND DEVELOPMENT CONSULTANT  
 2784 CROSSROADS BLVD. - SUITE 208 - GRAND JUNCTION, CO 81501  
 (303) 243-8868

# Wilson Ranch Filing No. One



SCALE: 1" = 60'  
 80 40 20 0 20 40 80

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	23°33'37"	150.00	81.88	31.28	81.25	S 11°48'48"E
2	31°44'37"	150.00	83.10	42.85	82.05	S 07°41'18"E
3	11°42'20"	149.83	30.83	15.37	30.58	S 02°20'00"E
4	17°32'10"	111.38	34.08	17.18	33.88	S 12°17'25"E
5	21°09'30"	92.50	34.18	17.28	33.88	N 79°31'15"E
6	17°32'10"	111.38	34.08	17.18	33.88	N 77°42'35"E
7	48°04'00"	55.00	44.22	23.38	43.04	S 23°08'00"W
8	08°50'30"	75.00	80.11	51.38	84.79	S 34°31'15"W
9	90°39'48"	75.00	118.88	75.87	108.88	S 45°13'54"W
10	90°00'00"	20.00	31.42	20.00	28.28	N 45°08'00"E
11	13°44'21"	80.00	19.18	8.84	19.14	N 08°58'10"E
12	32°19'38"	80.00	45.14	23.19	44.54	N 30°00'11"E
13	48°34'04"	30.00	24.38	12.81	23.72	N 22°52'58"E
14	78°08'35"	50.00	89.04	41.30	83.88	N 38°08'14"E
15	57°27'28"	50.00	50.14	27.41	48.07	S 72°33'44"E
16	53°04'20"	50.00	48.31	24.87	44.88	S 17°17'50"E
17	28°57'18"	50.00	25.27	12.81	25.00	S 23°42'58"W
18	54°32'25"	50.00	47.80	25.77	45.82	S 85°27'51"W
19	82°38'03"	30.00	48.50	31.41	43.38	S 48°25'01"W
20	90°00'00"	20.00	31.42	20.00	28.28	N 45°08'00"E
21	21°09'30"	67.50	24.83	12.81	24.79	N 79°31'15"E
22	10°11'17"	138.38	24.25	12.18	24.22	N 74°01'55"E
23	82°38'07"	20.00	28.85	17.58	28.41	N 37°48'14"E
24	11°42'20"	174.83	35.74	17.93	35.88	N 02°19'59"E
25	38°08'22"	125.00	78.84	40.78	77.54	N 08°53'11"W
26	27°57'22"	175.00	85.38	43.56	84.54	N 13°58'41"W
27	90°00'00"	20.00	31.42	20.00	28.28	N 45°08'00"E
28	107°32'10"	20.00	37.54	27.28	32.27	N 57°17'25"W
29	11°42'20"	124.83	25.52	12.81	25.48	N 02°20'02"E
30	90°00'00"	20.00	31.42	20.00	28.28	N 45°08'00"E
31	90°00'00"	20.00	31.42	20.00	28.28	N 45°08'00"E
32	12°12'03"	117.50	25.02	12.56	24.97	N 83°58'59"E
33	8°57'27"	117.50	18.37	9.20	18.35	N 73°25'14"E
34	107°32'10"	20.00	37.54	27.28	32.27	N 57°17'25"W
35	10°11'17"	138.38	24.25	12.18	24.22	S 08°38'59"E
36	82°38'07"	20.00	28.85	17.58	28.41	S 27°38'58"W
37	13°03'56"	100.00	22.80	11.45	22.75	N 82°24'32"E
38	28°35'44"	100.00	44.87	22.72	44.30	N 43°04'42"E
39	30°10'58"	100.00	48.88	26.86	52.07	S 15°11'25"W
40	15°51'18"	100.00	27.87	13.93	27.58	S 07°48'38"E
41	27°27'50"	100.00	47.83	24.44	47.48	S 28°28'14"E
42	27°27'50"	100.00	47.83	24.44	47.48	S 58°57'04"E
43	18°52'48"	100.00	34.70	17.52	34.52	S 80°37'29"E
44	80°38'48"	50.00	78.12	50.58	71.12	N 45°13'54"W
45	88°50'30"	50.00	80.08	54.28	66.53	N 34°31'15"W
46	90°00'00"	20.00	31.42	20.00	28.28	N 45°08'00"E
47	28°22'58"	175.00	80.58	41.02	78.87	N 05°00'30"W
48	18°11'58"	125.00	38.71	20.02	38.54	N 08°08'00"W
49	90°00'00"	23.82	37.10	23.82	33.40	N 45°08'00"E

**LINE TABLE**

LINE	BEARING	DISTANCE
1	S 21°03'30"E	25.00
2	N 88°28'40"E	25.00
3	S 48°10'00"W	58.09
4	N 88°28'12"E	78.25
5	N 00°33'48"W	4.38
6	N 08°11'00"E	29.43
7	N 08°11'00"E	20.04
8	N 00°08'00"E	13.73
9	S 88°13'13"W	40.70
10	S 51°48'20"E	53.12
11	S 00°33'48"E	14.01

**LEGEND**

- ⊙ MESA COUNTY BRASS CAP
- ⊙ #5 REBAR AND MONUMENT CAP SET IN CONCRETE BY L.S. 9960
- ⊙ SET P.K. NAIL
- ⊙ No. 5 REBAR & MONUMENT CAP SET IN CONCRETE BY L.S. 16413

**AREA QUANTITIES**

AREA IN LOTS = 9.218 ACRES OR 64.41 %  
 AREA IN PUBLIC R.O.W. = 3.853 ACRES OR 25.53 %  
 AREA IN TRACTS A, B & C = 1.439 ACRES OR 10.08 % (PRIVATE OPEN SPACE)

TOTAL = 14.308 ACRES OR 100.00 %  
 TOTAL No. OF LOTS = 40  
 P.O.S. = PRIVATE OPEN SPACE

**MINIMUM SETBACK REQUIREMENTS**

	PRINCIPAL BLDG.	ACCESSORY BLDG.
FRONT	25 FEET	25 FEET
SIDE	10 FEET	10 FEET
REAR	20 FEET	10 FEET*

\* OR EASEMENT WIDTH WHICHEVER IS GREATER

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.

SHEET 2 of 2 SHEETS

**WILSON RANCH - FILING No. ONE**  
 Located In: S.E. 1/4, Section 34, T.1 N., R.1 W., U.M.

**THOMAS A. LOGUE**  
 LAND DEVELOPMENT CONSULTANT

2784 CROSSROADS BLVD. - SUITE 208 - GRAND JUNCTION, CO 81501  
 (303) 243-8888