

# ALPINE MEADOWS SUBDIVISION

## A REPLAT OF LA CASA DE DOMINGUEZ, FILING ONE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ALPINE MEADOWS DEVELOPMENT CORPORATION, A COLORADO CORPORATION IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND IS DESCRIBED IN BOOK 13 AT PAGE 257 AND OF THE MESA COUNTY CLERK AND RECORDERS OFFICE AND BEING SITUATED IN THE NE 1/4 NE 1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO AS SHOWN ON THE ACCOMPANYING PLAT, SAID PROPERTY BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

LA CASA DE DOMINGUEZ, FILING 1, MESA COUNTY, COLORADO. EXCEPT FOR FRANCISCAN BLVD LYING NORTH OF THE NORTH LINE OF ALPINE MEADOWS AS SHOWN HEREON THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ALPINE MEADOWS A REPLAT OF LA CASA DE DOMINGUEZ, FILING 1 A SUBDIVISION OF A PART OF MESA COUNTY, STATE OF COLORADO.

THAT SAID OWNERS DO 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 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; 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.

THE UNDERSIGNED, IN RECORDING THE ACCOMPANYING PLAT DESIGNATES TRACTS A THROUGH I AS COMMON OPEN SPACE FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN ALPINE MEADOWS SUBDIVISION AND ANY AND ALL PROPERTIES HEREAFTER ANNEXED TO AND BROUGHT UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS DATED \_\_\_\_\_ 199\_\_\_\_ AND RECORDED WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO ON \_\_\_\_\_ 199\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_ (HEREINAFTER REFERRED TO AS THE DECLARATION). THE DESIGNATED COMMON OPEN SPACES ARE NOT TO BE FOR USE BY THE GENERAL PUBLIC.

SAID DECLARATION IS HEREBY INCORPORATED INTO AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ 30<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ May \_\_\_\_\_ A.D., 1991.

ALPINE MEADOWS DEVELOPMENT CORPORATION, A COLORADO CORPORATION

*Kevin V. Nourse*  
 KEVIN V. NOURSE, PRESIDENT  
 ALPINE MEADOWS DEVELOPMENT CORP.

*Robert L. Griffin*  
 ROBERT L. GRIFFIN, SECRETARY/TREASURER  
 ALPINE MEADOWS DEVELOPMENT CORP.

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ 30 \_\_\_\_\_ DAY OF \_\_\_\_\_ May \_\_\_\_\_ A.D., 1991, BY KEVIN V. NOURSE, PRESIDENT AND ROBERT L. GRIFFIN, SECRETARY/TREASURER ALPINE MEADOWS DEVELOPMENT CORPORATION

MY COMMISSION EXPIRES \_\_\_\_\_ 2-7-98 \_\_\_\_\_  
*Lois K. Glendon*  
 LOIS K. GLENDON, NOTARY PUBLIC

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ 2:18 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P. M. THIS \_\_\_\_\_ 17<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ July \_\_\_\_\_ A.D., 1991, AND IS DULY RECORDED IN PLAT BOOK NO. 13, PAGE 526-527, DRAWER # 5113. FEE \$ 20.00

Receipt # 1575744

*Kathleen*  
 By: *Kathleen* Deputy Clerk

**COUNTY PLANNING COMMISSION CERTIFICATE**

APPROVED THIS \_\_\_\_\_ 11<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ July \_\_\_\_\_ A.D., 1991, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

*Charlie*  
 CHARLIE \_\_\_\_\_  
 VICE-CHAIRMAN

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

APPROVED THIS \_\_\_\_\_ 9<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ July \_\_\_\_\_ A.D., 1991, COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

*James B. Givens*  
 JAMES B. GIVENS  
 CHAIRMAN

**SURVEYOR'S CERTIFICATE**

I, MAX E. MORRIS, CERTIFY THAT THE ACCOMPANYING PLAT OF ALPINE MEADOWS SUBDIVISION, A REPLAT OF LA CASA DE DOMINGUEZ, FILING 1, 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.

*Max E. Morris*  
 MAX E. MORRIS, Q.E.D. SURVEYING SYSTEMS, INC.  
 REGISTERED PROFESSIONAL LAND SURVEYOR L.S. 16413



**UTILITIES COORDINATING COMMITTEE**

APPROVED THIS \_\_\_\_\_ 11<sup>th</sup> \_\_\_\_\_ DAY OF \_\_\_\_\_ June \_\_\_\_\_ 1991.

*Ray R. Mathews*  
 RAY R. MATHEWS  
 VICE-CHAIRMAN

SITUATED IN SECTION 35, T1N, R1W, U9E

FINAL PLAT	
<b>ALPINE MEADOWS SUBDIVISION</b>	
A REPLAT OF LA CASA DE DOMINGUEZ - FILING 1 MESA COUNTY, COLORADO	
ARMSTRONG CONSULTANTS, INC GRAND JUNCTION, COLORADO	
DRAWN BY D. ERTZ	DATE DEC., 1990
CHECKED BY P.M.O./T.A.L.	AGI NO. 905350
P1 - 2	

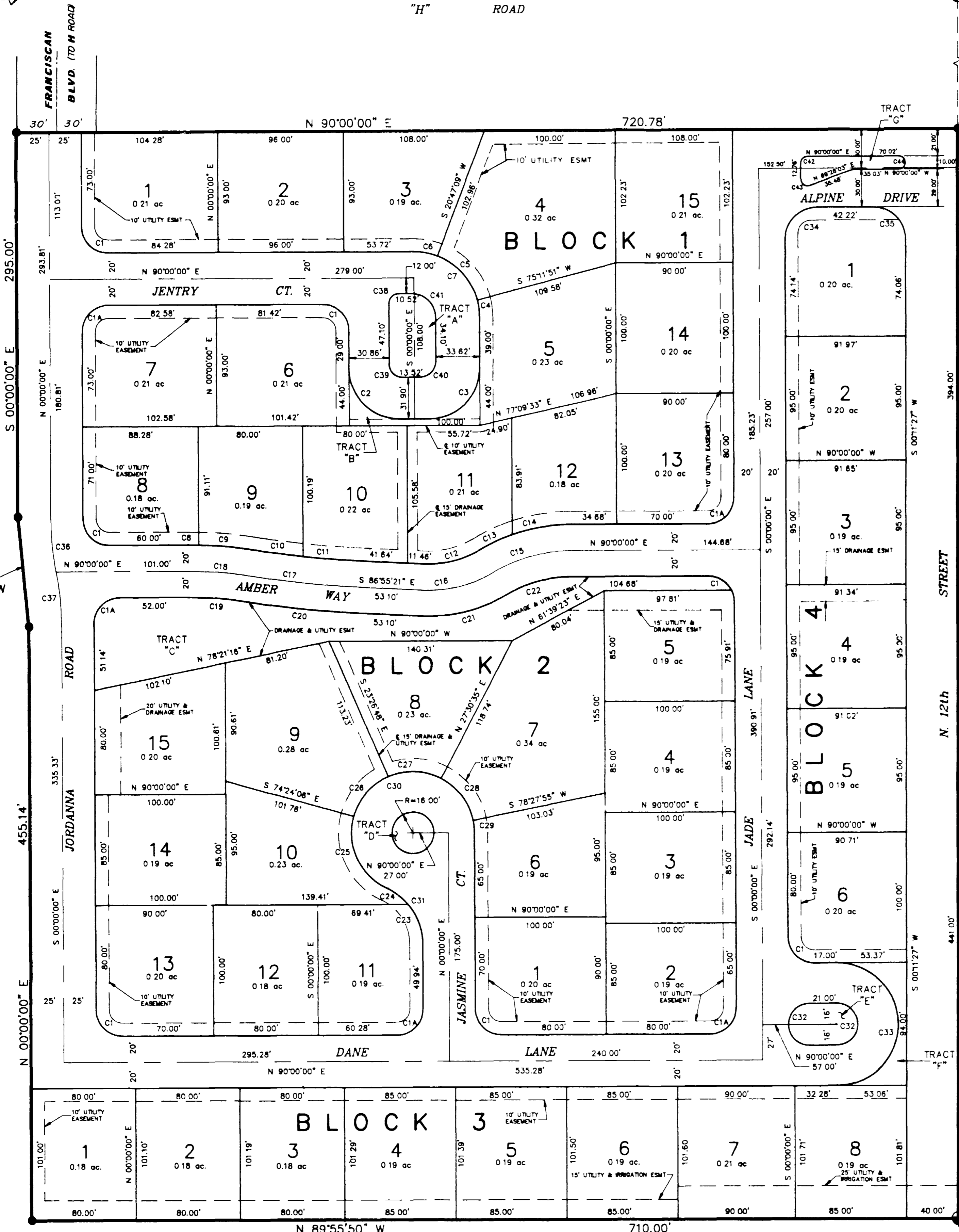
# ALPINE MEADOWS SUBDIVISION

## A REPLAT OF LA CASA DE DOMINGUEZ, FILING ONE

NW CORNER  
NE 1/4 NE 1/4  
SECTION 35  
T1N, R1W, U1M

N 90°00'00" E (BASIS OF BEARINGS) 1322.40'  
"H" ROAD

NE CORNER  
SECTION 35  
T1N, R1W, U1M  
TBM 4



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	31.42	20.00	28.28	S 45°00'00" E	90°00'00"
C1A	20.00	31.42	20.00	28.28	N 45°00'00" E	90°00'00"
C2	39.00	61.28	39.00	55.15	S 45°00'00" E	90°00'00"
C3	39.00	61.28	39.00	55.15	N 45°00'00" E	90°00'00"
C4	50.00	78.54	50.00	70.71	N 79°35'26" W	20°47'09"
C5	50.00	78.54	50.00	70.71	N 45°00'00" E	90°00'00"
C6	37.00	58.42	37.00	44.14	N 63°45'28" W	61°27'03"
C7	37.00	58.42	37.00	44.14	N 64°35'28" W	67°52'58"
C8	678.98	35.59	17.80	35.59	S 82°00'04" E	03°00'12"
C9	678.98	35.59	17.80	35.59	S 85°17'45" E	03°15'11"
C10	77.58	45.68	23.53	45.03	N 76°12'28" E	33°44'19"
C11	137.58	27.43	13.78	27.39	S 85°03'03" W	11°25'37"
C12	137.58	48.18	23.35	45.97	N 82°22'58" W	19°14'09"
C13	117.58	82.91	32.23	82.17	S 74°40'07" W	30°39'46"
C14	97.58	57.46	29.58	58.63	N 76°12'28" E	33°44'19"
C15	698.88	78.32	38.20	78.29	S 83°47'40" E	06°15'23"
C16	307.00	50.01	25.08	48.85	N 85°00'00" W	09°00'00"
C17	287.00	46.75	23.43	46.70	N 85°00'00" W	09°00'00"
C18	718.98	78.51	39.28	78.47	S 81°47'40" E	06°15'23"
C19	117.58	68.24	35.85	68.24	N 32°00'45" E	33°44'19"
C20	97.58	52.21	28.78	51.59	S 74°40'07" W	30°39'46"
C21	47.00	32.62	17.00	31.97	N 12°13'22" W	38°48'53"
C22	47.00	23.55	10.44	23.38	N 12°17'30" W	28°22'53"
C23	47.00	63.98	39.73	63.68	S 24°36'31" E	41°24'40"
C24	47.00	41.80	22.40	40.43	S 41°43'33" W	28°22'53"
C25	47.00	41.80	22.40	40.44	N 67°18'07" W	58°27'23"
C26	47.00	41.80	22.40	40.44	N 32°00'45" E	33°44'19"
C27	47.00	9.48	4.75	9.45	N 15°48'07" W	11°25'27"
C28	47.00	200.82	74.04	78.38	S 57°35'32" W	244°48'58"
C29	47.00	53.17	29.84	50.38	N 32°24'28" W	64°48'58"
C30	18.00	50.27	N/A	32.00	N 00°00'00" E	180°00'00"
C31	47.00	147.85	N/A	94.00	N 00°00'00" E	180°00'00"
C32	25.00	39.27	25.00	35.38	S 45°00'00" W	90°00'00"
C33	25.00	39.27	25.00	35.41	N 44°54'17" W	90°11'27"
C34	202.00	40.27	20.20	40.20	S 05°42'39" E	11°25'18"
C35	202.00	40.27	20.20	40.20	N 15°42'39" W	11°25'27"
C36	7.00	11.00	7.00	9.90	S 45°00'00" W	90°00'00"
C37	10.00	18.71	10.00	14.14	S 45°00'00" E	90°00'00"
C38	12.00	18.85	12.00	18.97	N 45°00'00" E	90°00'00"
C39	18.00	28.27	18.00	25.48	N 45°00'00" W	90°00'00"
C40	5.00	9.85	5.00	7.07	S 45°00'00" W	90°00'00"
C41	5.00	9.85	5.00	7.22	S 55°15'58" E	110°31'67"
C42	5.00	15.74	N/A	10.00	N 00°00'00" E	180°00'00"

PRIVATE OPEN SPACE SUMMARY

TRACT	Acres
A	0.04
B	0.02
C	0.02
D	0.03
E	0.11
F	0.02

AREA SUMMARY

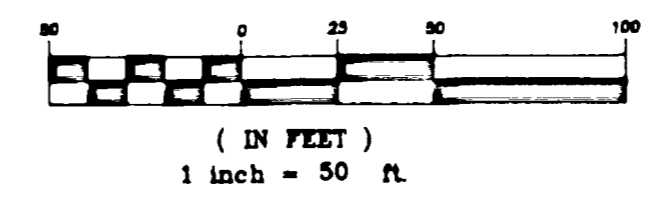
LOTS	9.03 Acres
OPEN SPACE	0.56 Acres
STREETS	4.10 Acres
TOTAL	13.69 Acres/100%
TOTAL LOTS	44

BUILDING SETBACK REQUIREMENT

PRINCIPAL STRUCTURE	FRONT	MIN 20 ft OR 15 ft FROM ROW LINE
	SIDE	MIN. 7 ft •
	REAR	MIN. 20 ft •
12th STREET ROW LINE	SIDE	10 ft •
	REAR	20 ft •
ACCESSORY BUILDINGS	FRONT	REAR 1/2 OF LOT
	SIDE	MIN. 5 ft •
	REAR	MIN 5 ft •

• or easement width which ever is greater

GRAPHIC SCALE



LEGEND

- C1 STREET CENTERLINE & LOT LINE CURVE NUMBERS (SEE CURVE DATA)
- MESA COUNTY BRASS CAP
- 5/8" REBAR AND CAP SET IN CONC. BY L.S. 16413
- 5/8" REBAR AND CAP TO BE SET AT ALL LOT CORNERS LS 16413

SITUATED IN SECTION 35, T1N, R1W, U1M

FINAL PLAT  
**ALPINE MEADOWS SUBDIVISION**  
 A REPLAT OF LA CASA DE DOMINGUEZ, FILING 1  
 MESA COUNTY, COLORADO

ARMSTRONG CONSULTANTS, INC.  
 GRAND JUNCTION, COLORADO

DATE	DEC., 1990	SHEET
CHECKED BY	P.M.O./T.A.L.	P2 of 2