

REPLAT OF COLUMBINE VILLAGE

A REPLAT OF LOT 25, BLOCK NINE OF THE RIDGES FILING NO. SIX

AREA QUANTITIES

Total Acres in Lots	2.21 Ac. or 64.81%
Total Acres in Open Space	1.20 Ac. or 35.19%
Total Acres	3.41 Ac. or 100.00%

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Joe Bickley, the owner of the real property situated in the County of Mesa, State of Colorado, and a part of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, as shown on the accompanying plat, said real property being described as follows:

Lot Twenty-five, Block Nine, Filing No. Six.

That said owner has caused the said real property to be laid out and surveyed as replat of COLUMBINE VILLAGE, a replat of Lot Twenty-five, Block Nine of The Ridges, Filing No. Six, a subdivision of a part of Mesa County, Colorado.

That said owner does 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; 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 right shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this _____ day of _____, 19____.

Joe Bickley

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this _____ day of _____, 19____.
My commission expires: _____

CLERK AND RECORDERS CERTIFICATE:
STATE OF COLORADO) ss
COUNTY OF MESA)
I certify this instrument was filed in my office at _____ o'clock _____ M., this _____ day of _____, 19____, and is duly recorded in Plat Book No. _____ page _____.
Reception No. _____

Clerk and Recorder _____ Deputy
Fees: _____

COUNTY PLANNING COMMISSION CERTIFICATE:
Approved this _____ day of _____, 19____ County Planning Commission of the County of Mesa, State of Colorado.
Chairman _____

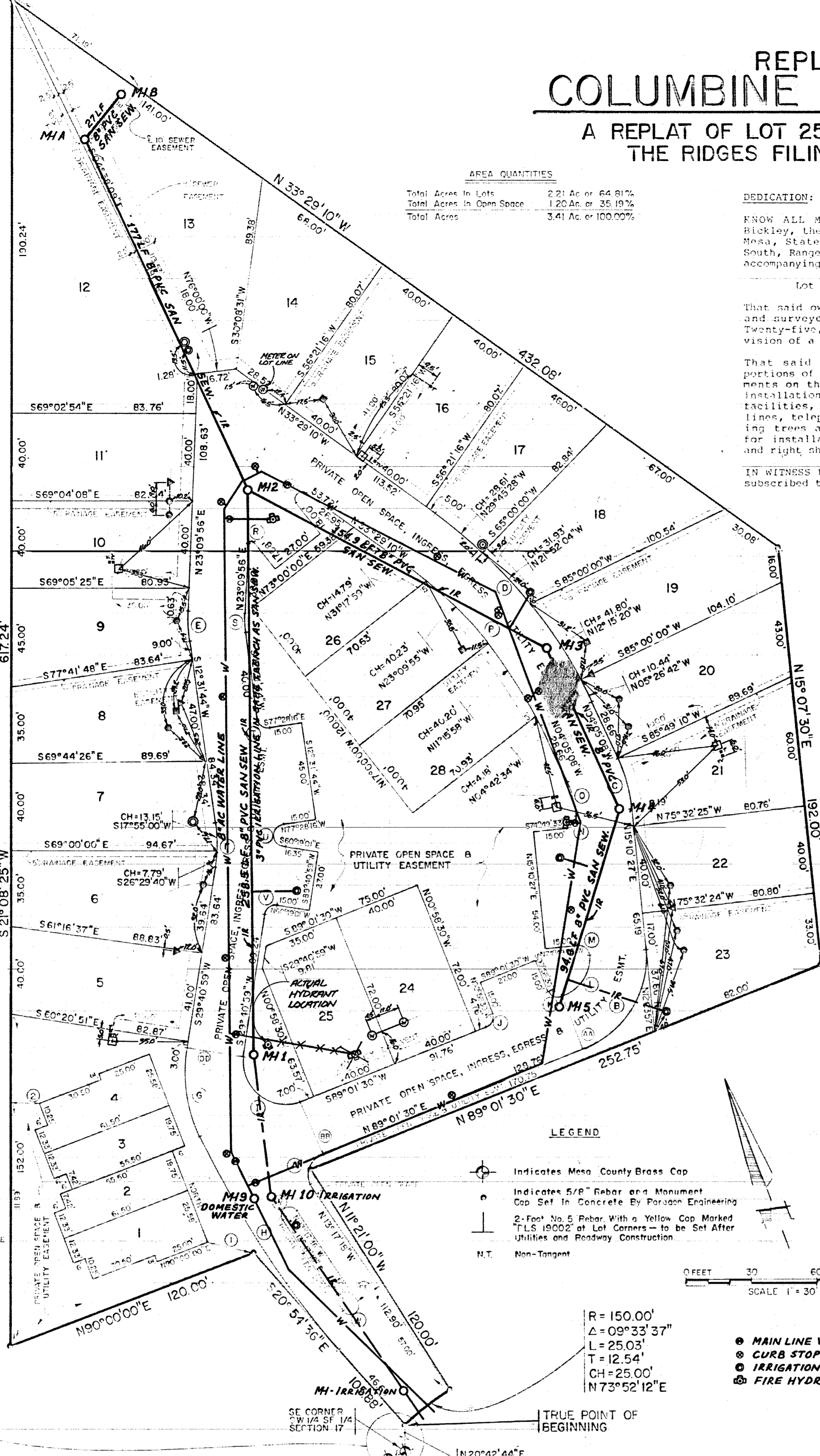
BOARD OF COUNTY COMMISSIONERS CERTIFICATE:
Approved this _____ day of _____, 19____ Board of County Commissioners of the County of Mesa, State of Colorado.
Chairman _____

UTILITIES COORDINATING COMMITTEE:
Approved this _____ day of _____, 19____ Utilities Coordinating Committee of the County of Mesa, State of Colorado.
Chairman _____

SURVEYOR'S CERTIFICATE-LOTS:
I, Peter J. Siegmund, a professional land surveyor registered in the State of Colorado, certify that this plat of replat of COLUMBINE VILLAGE represents an accurate description of the location of the lot survey monuments which were found or set. This plat locates only the easements shown and does not determine the existence of, or locate any other easements or right-of-way either recorded or implied.

Peter J. Siegmund, Registered Land Surveyor
Colorado LS-19002

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



- AS BUILT LEGEND
8-22-86
- WATER SERVICE MARKER - 2" x 4" BLUE PRINT
 - SEWER SERVICE MARKER - 2" x 4" GREEN PRINT
 - UNIDENTIFIED MARKER - 2" x 4" NO PRINT
 - IRRIGATION RISER / VALVE - IN MANHOLE
 - WATER METER PIT
 - P.S.G. TRANSFORMER PEDESTAL
 - CABLE TV PEDESTAL
 - MOUNTAIN BELL PEDESTAL

SERVICE STUB LOCATIONS ARE APPROXIMATE LOCATIONS OF SERVICE MARKERS ONLY, OTHER UNMARKED SERVICES MAY EXIST. IDENTIFICATION AS WATER & SEWER IS ASSUMED. THESE SERVICES WERE LOCATED ON 8-22-86 BY PATRICK M. O'CONNOR

CURVE DATA

Curve	Delta	Radius	Chord	Chord Bearing	Tangent	Arc Length
A	102°18'48"	10.00	15.58	S37°52'06"W	12.42	17.86
B	73°51'03"	45.00	54.07	N52°05'59"E	33.82	58.00
C	19°15'35"	70.00	23.42	N05°32'40"E	11.88	23.53
D	29°24'02"	220.00	111.66	N16°47'09"W	57.72	112.89
E	10°38'12"	70.00	12.98	S17°50'50"W	6.52	13.00
F	17°09'15"	70.00	20.88	S21°06'21"W	10.56	20.96
G	17°09'15"	70.00	20.88	S17°50'50"W	20.91	20.96
H	120°39'29"	19.39	33.70	S30°38'45"E	34.04	40.84
I	90°00'00"	5.00	7.07	S17°50'50"W	5.00	7.85
J	90°00'00"	5.00	7.07	S17°50'50"W	5.00	7.85
K	73°51'03"	19.00	22.83	S52°05'59"W	14.28	24.49
L	73°51'03"	5.00	7.07	N29°49'33"W	5.00	7.85
M	90°00'00"	5.00	7.07	N00°10'27"E	5.00	7.85
N	19°15'35"	47.52	15.90	N06°15'47"E	8.06	15.97
O	29°24'02"	194.00	98.46	N18°47'09"W	50.90	99.55
P	16°34'50"	2.95	5.83	N64°45'26"E	20.34	8.43
Q	10°38'12"	1.10	2.06	S86°55'01"E	3.80	2.68
R	10°38'12"	44.00	8.16	S17°50'50"W	4.10	8.17
S	90°00'00"	5.00	7.07	S32°28'16"W	5.00	7.85
T	162°50'45"	5.00	4.89	S21°06'22"W	13.14	14.21
V	90°00'00"	5.00	7.07	S74°40'58"W	5.00	7.85
W	180°00'00"	4.00	4.00	S76°42'42"W	12.57	12.57

TIE - DATA

Tie No.	Bearing	Distance
1	S56°18'36"E	21.63'
2	N68°51'37"W	13.02'

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A REPLAT OF LOT 25, BLOCK NINE OF THE RIDGES, FILING NO. SIX

BECK, SHRUM and ASSOCIATES, INC.
PUEFFERLLEY EAST, 205 PITKIN, SUITE 203
GRAND JUNCTION, COLORADO 81501
(303) 243-1227

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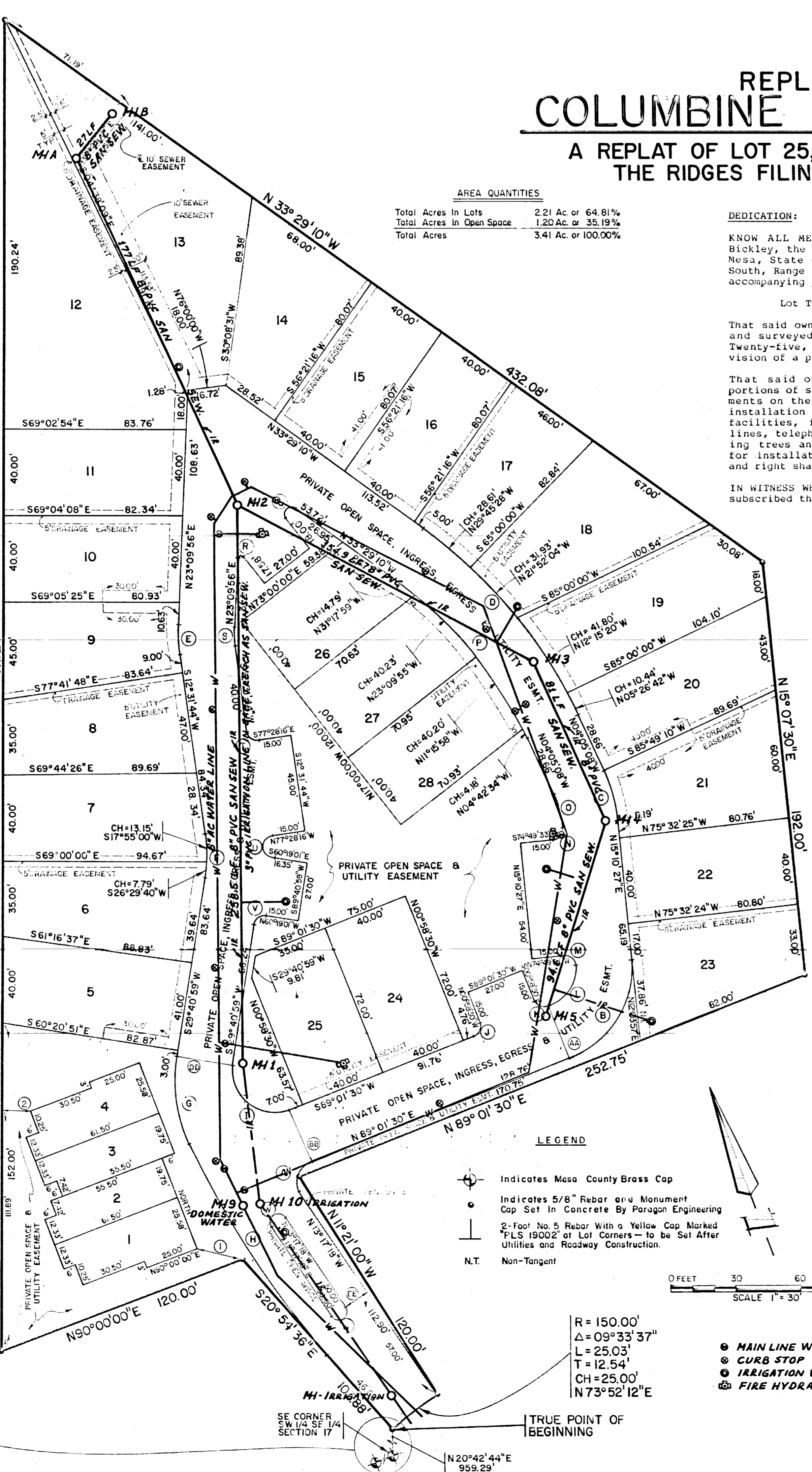
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