

MONUMENT VALLEY FILING 5

DEDICATION

That the undersigned, SURF VIEW INC., a California Corporation, is the owner of that real property situated in the NW1/4, and NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Original deed Book 981, Page 524).

Commencing at the West one quarter corner of Section 19, Township 1 South, Range 1 West, of the Ute Meridian, whence the Southwest corner of Section 19 bears S 0°05'00" W a distance of 2576.59 feet, for a basis of bearings, with all bearings contained herein relative thereto; Thence S 46°32'05" E a distance of 1406.56 feet to a point on the Southwesterly right-of-way of South Camp Road as described in Book 997, Pages 945 and 946, which is the TRUE POINT OF BEGINNING; thence the following (5) courses along the Westerly right-of-way of South Camp Road; (1) South 68 degrees 04 minutes 15 seconds East (S 68°04'15" E), a distance of 1118.26 feet; (2) thence along a curve to the right having a radius of 904.93 feet, arc length of 554.11 feet, delta angle of 35 degrees 05 minutes 00 seconds (35°05'00"), a chord bearing of South 50 degrees 31 minutes 46 seconds East (S 50°31'46" E), and a chord length of 545.49 feet; (3) thence South 32 degrees 59 minutes 16 seconds East (S 32°59'16" E), a distance of 45.59 feet; (4) thence along a curve to the right having a radius of 904.93 feet, arc length of 570.52 feet, delta angle of 36 degrees 07 minutes 21 seconds (36°07'21"), a chord bearing of South 14 degrees 55 minutes 36 seconds East (S 14°55'36" E), and a chord length of 561.12 feet; (5) thence along a curve to the left having a radius of 1004.93 feet, arc length of 346.65 feet, delta angle of 19 degrees 45 minutes 52 seconds (19°45'52"), a chord bearing of South 06 degrees 44 minutes 52 seconds East (S 06°44'52" E), and a chord length of 344.93 feet to a point on the North right-of-way of Rimrock Drive; thence following along the North right-of-way of Rimrock Drive South 71 degrees 52 minutes 44 seconds West (S 71°52'44" W), a distance of 126.59 feet; thence along a curve to the left having a radius of 971.88 feet, arc length of 330.77 feet, delta angle of 19 degrees 30 minutes 00 seconds (19°30'00"), a chord bearing of South 62 degrees 07 minutes 44 seconds West (S 62°07'44" W), and a chord length of 329.17 feet; thence along the North boundary line of Monument Valley Filing 1 North 37 degrees 47 minutes 16 seconds West (N 37°47'16" W), a distance of 432.50 feet; thence South 53 degrees 35 minutes 44 seconds West (S 53°35'44" W), a distance of 1305.91 feet; thence North 66 degrees 56 minutes 59 seconds West (N 66°56'59" W), a distance of 97.50 feet; thence South 76 degrees 14 minutes 20 seconds West (S 76°14'20" W), a distance of 285.60 feet to the Easterly boundary of Monument Valley Filing 3; thence along said boundary North 03 degrees 04 minutes 00 seconds East (N 03°04'00" E), a distance of 271.33 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 460.00 feet; thence North 14 degrees 12 minutes 42 seconds West (N 14°12'42" W), a distance of 394.84 feet to intersect the boundary of Monument Valley Filing 4; thence North 05 degrees 55 minutes 39 seconds East (N 05°55'39" E), a distance of 301.96 feet; thence North 30 degrees 45 minutes 03 seconds East (N 30°45'03" E), a distance of 172.23 feet; thence North 49 degrees 47 minutes 44 seconds East (N 49°47'44" E), a distance of 168.86 feet; thence North 67 degrees 32 minutes 26 seconds West (N 67°32'26" W), a distance of 420.00 feet to a point on the Easterly right-of-way of Dakota Road; thence the following (6) Six courses along said right-of-way; (1) North 22 degrees 27 minutes 34 seconds East (N 22°27'34" E), a distance of 107.19 feet; (2) thence along a curve to the right having a radius of 379 feet, arc length of 138.91 feet, delta angle of 20 degrees 59 minutes 59 seconds (20°59'59"), a chord bearing of North 32 degrees 57 minutes 34 seconds East (N 32°57'34" E), and a chord length of 138.13 feet; (3) thence North 43 degrees 27 minutes 34 seconds East (N 43°27'34" E), a distance of 531.45 feet; (4) thence along a curve to the left having a radius of 421.00 feet, arc length of 158.2 feet, delta angle of 21 degrees 31 minutes 48 seconds (21°31'48"), a chord bearing of North 32 degrees 41 minutes 39 seconds East (N 32°41'39" E), and a chord length of 157.27 feet; (5) thence North 21 degrees 55 minutes 44 seconds East (N 21°55'44" E), a distance of 212.63 feet; (6) thence North 66 degrees 55 minutes 44 seconds East (N 66°55'44" E), a distance of 28.28 feet to the TRUE POINT OF BEGINNING; and containing 96.477 acres as described.

That said owner has caused the said real property to be laid out and surveyed as MONUMENT VALLEY FILING 5, 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 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 easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, David L. Fletcher, Vice President, has caused his name to be hereunto subscribed this 18th day of MARCH, A.D. 1994.

David L. Fletcher
SURF VIEW DEVELOPMENT CO., a California Corporation
By: David L. Fletcher, Vice President

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 18 day of MARCH, A.D., 1994.

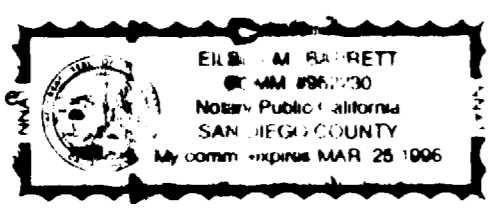
My Commission Expires 11-26-97
Witness my hand and official seal *Thomas A. Jaque*
Notary Public

IN WITNESS WHEREOF, Claire M. Fletcher, President, has caused his name to be hereunto subscribed this 21 day of MARCH, A.D. 1994.

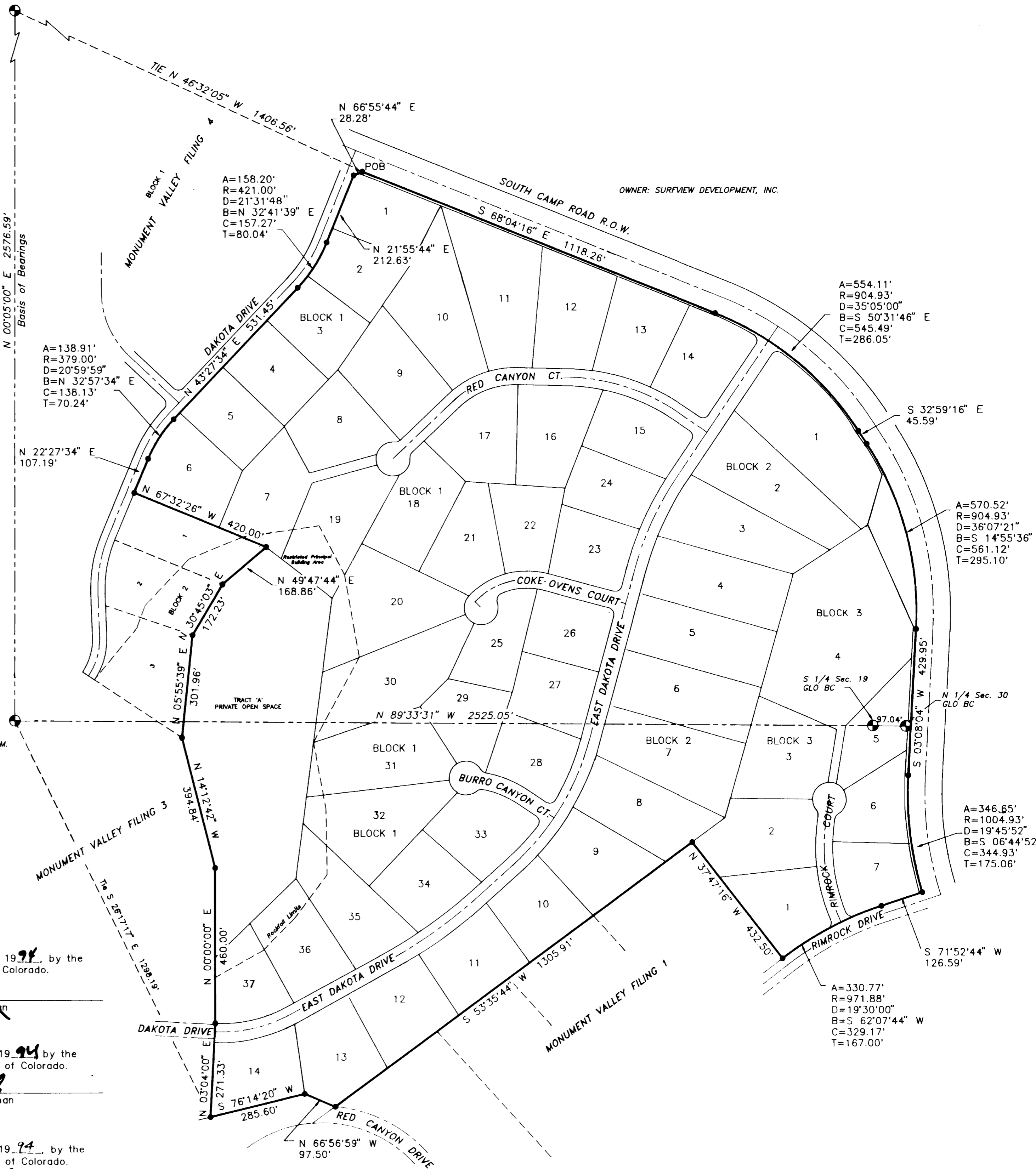
Claire M. Fletcher
SURF VIEW DEVELOPMENT CO., a California Corporation
By: Claire M. Fletcher, President

STATE OF COLORADO }
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 21 day of MARCH, A.D., 1994.

My Commission Expires 3-9-96
Witness my hand and official seal *Thomas A. Jaque*
Notary Public



W 1/4 Corner
Section 19
T1S, R1W, Ute M.
MCSM



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21 day of April, A.D., 1994, by the County Planning Commission of the County of Mesa, State of Colorado.

Jeff Bush
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25 day of April, A.D., 1994 by the Board of County Commissioners of the County of Mesa, State of Colorado.

John Lamb
Chairman

UTILITIES COORDINATION COMMITTEE CERTIFICATE

Approved this 7th day of April, A.D., 1994, by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

Gayle Lawson
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:31 o'clock P.M., March 21, A.D., 1994, and was duly recorded in Plat Book No. 1 Page No. 3

Thomas A. Jaque
Clerk and Recorder

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VALLEY FILING 5 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Dennis W. Johnson
DENNIS W. JOHNSON
COLORADO REGISTERED SURVEYOR, No. 16835
Certified this 28th day of March, 1994

MONUMENT VALLEY FILING 5

A Part of the S 1/2 Section 19 & N 1/2 SECTION 30, T1S, R1W, UTE M., MESA COUNTY, CO

Professional Surveying Services
P.O. BOX 4506, Grand Junction, CO 81502
303-241-3841

SUR. BY: *JF/LD* DRAWN BY: *DWJ*
JOB NO. 9335 SHEET 1 OF 3

Rev. 3/9/94
Rev. 2/17/94
Rev. 11/10/93
9335DED.DWG

MONUMENT VALLEY FILING 5

CURVE DATA TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	421.00'	112.77'	112.43'	S 29°36'11" W	15°20'51"	56.73'
C2	421.00'	45.43'	45.41'	S 40°22'05" W	06°10'57"	22.74'
C3	400.00'	150.31'	149.42'	S 32°41'39" W	21°31'48"	76.05'
C4	379.00'	138.91'	138.13'	N 32°57'34" E	20°59'59"	70.24'
C5	400.00'	146.61'	145.79'	N 32°57'34" E	20°59'59"	74.13'
C6	400.00'	174.53'	173.15'	N 09°57'34" E	24°59'59"	88.68'
C7	379.00'	165.37'	164.06'	N 09°57'34" E	24°59'59"	84.02'
C8	894.93'	129.02'	128.91'	S 63°56'27" E	08°15'37"	64.62'
C9	20.00'	32.74'	29.21'	S 12°54'30" E	93°48'17"	21.37'
C10	20.00'	31.42'	28.28'	N 78°53'38" E	90°00'00"	20.00'
C11	625.00'	106.91'	106.78'	S 60°54'23" E	09°48'02"	53.58'
C12	625.00'	178.53'	177.93'	S 73°59'25" E	16°22'01"	89.88'
C13	625.00'	68.73'	68.69'	S 85°19'25" E	06°18'01"	34.40'
C14	600.00'	340.00'	335.47'	S 72°14'24" E	32°28'04"	174.70'
C15	575.00'	222.85'	221.46'	S 67°06'32" E	22°12'20"	112.84'
C16	575.00'	102.99'	102.85'	S 83°20'34" E	10°15'44"	51.63'
C17	293.34'	88.25'	87.92'	N 82°54'26" E	17°14'17"	44.46'
C18	293.34'	121.01'	120.15'	N 62°28'13" E	23°38'08"	61.38'
C19	293.34'	21.19'	21.19'	N 48°35'00" E	04°08'20"	10.60'
C20	268.34'	210.81'	205.43'	N 69°01'12" E	45°00'44"	111.18'
C21	243.34'	191.37'	186.29'	N 69°01'12" E	45°00'44"	100.83'
C22	20.00'	17.26'	16.73'	N 71°14'35" E	49°27'30"	9.21'
C23	50.00'	69.41'	63.97'	N 56°12'09" E	79°32'23"	41.61'
C24	50.00'	31.43'	30.91'	N 01°34'29" W	36°00'52"	16.25'
C25	50.00'	80.73'	72.24'	S 65°50'12" E	92°30'33"	52.24'
C26	50.00'	62.76'	58.72'	S 31°56'52" W	71°55'18"	36.27'
C27	20.00'	17.64'	17.07'	N 21°15'01" E	50°31'37"	9.44'
C28	20.00'	31.42'	28.28'	S 11°00'22" E	90°00'00"	20.00'
C29	925.00'	20.43'	20.43'	N 33°21'41" E	01°15'55"	10.21'
C30	925.00'	166.55'	166.32'	N 27°34'14" E	10°18'58"	83.50'
C31	900.00'	295.51'	295.51'	N 24°32'41" E	18°53'54"	149.79'
C32	868.00'	172.85'	172.56'	N 28°17'21" E	11°24'34"	86.71'
C33	925.00'	118.13'	118.05'	N 18°45'15" E	07°19'01"	59.14'
C34	868.00'	113.45'	113.37'	N 18°50'24" E	07°29'20"	56.81'
C35	237.71'	126.96'	125.46'	N 89°47'39" E	30°36'10"	65.04'
C36	237.71'	126.11'	124.64'	N 59°17'39" E	30°23'50"	64.58'
C37	187.71'	109.06'	107.54'	N 82°32'04" E	33°17'24"	56.12'
C38	212.71'	226.46'	215.92'	N 74°35'45" E	60°59'59"	125.29'
C39	20.00'	31.42'	28.28'	N 60°05'44" E	90°00'00"	20.00'
C40	954.93'	584.72'	575.63'	S 50°31'44" E	35°05'00"	301.85'
C41	20.00'	32.74'	28.91'	N 80°16'10" E	92°33'04"	20.91'
C42	894.93'	319.69'	317.99'	S 43°13'17" E	20°28'02"	161.56'
C43	954.93'	483.18'	478.04'	S 18°29'33" E	28°59'27"	246.88'
C44	894.93'	104.90'	104.84'	S 29°37'48" E	06°42'57"	52.51'
C45	954.93'	188.03'	187.72'	S 62°25'49" E	11°16'54"	94.32'
C46	954.93'	396.69'	393.85'	S 44°53'19" E	23°48'06"	201.25'
C101	904.93'	554.11'	545.49'	S 50°31'46" E	35°05'00"	286.05'



Owner: Surf View Inc.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VALLEY FILING 5 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

16835 DENNIS W. JOHNSON
 COLORADO REGISTERED SURVEYOR, No. 16835
 Certified this 18th day of April, 1994

BASIS OF BEARINGS

Basis of bearings assume the West line of the SW1/4 of Section 19 to bear N 00°05'00" E 2576.59 feet. Both monuments on this line are GLO or Mesa County Monuments as shown on Sheet 1.

LINE DATA TABLE

LINE#	BEARING	DISTANCE
L1	N 66°55'44" E	28.28'
L2	N 21°55'44" E	45.01'
L3	S 43°27'34" W	26.32'
L4	S 33°59'38" W	32.75'
L5	N 56°00'22" W	61.30'
L6	N 56°00'22" W	61.30'
L7	S 88°28'26" E	38.65'
L8	S 45°54'16" E	25.00'
L9	S 46°30'50" W	48.53'
L10	S 15°05'44" W	56.81'
L11	N 32°59'16" W	45.59'
L12	N 32°59'16" W	45.59'

MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL BUILDING	
Front	40 Feet
Side	35 Feet
Rear	35 Feet

MONUMENT VALLEY FILING 5
 A PART OF THE S1/2 SEC. 19
 AND THE N 1/2 SEC. 30, T1S, R1W,
 UTE MERIDIAN, MESA COUNTY, CO

Professional Surveying Services
 P.O. BOX 4506
 Grand Junction, CO 81502
 303-241-3841

SUR. BY: JF/LD DRAWN BY: DWJ
 JOB NO. 9335 SHEET 2 OF 3

SHEET 2

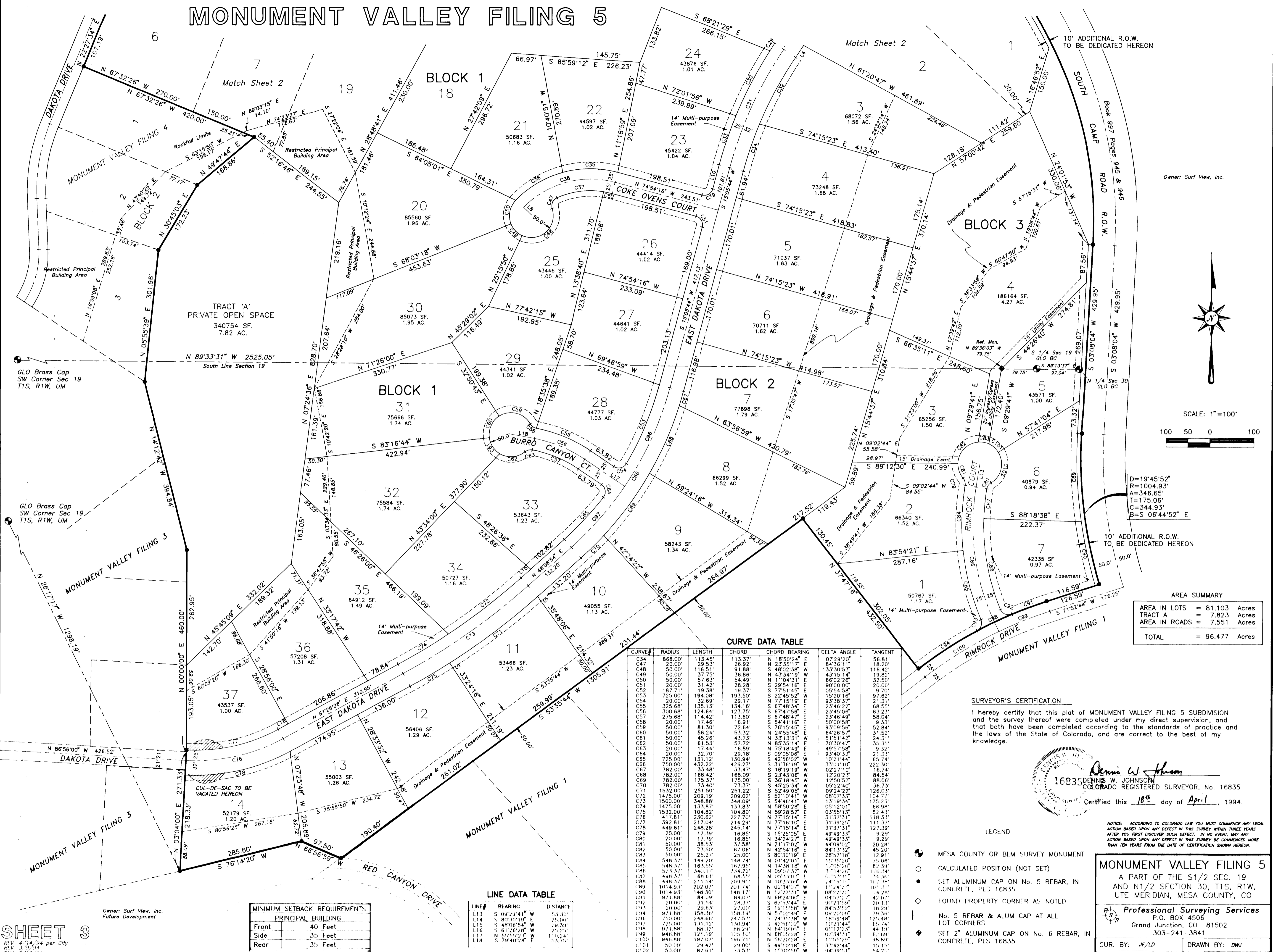
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Rev. 4/15/94 Rev. per City
 Rev. 3/9/94
 Rev. 2/16/94
 9335ent1.dwg

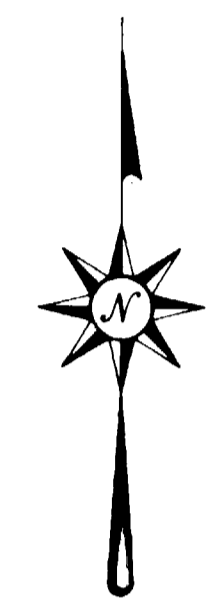
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- LEGEND**
- ⊙ MESA COUNTY OR BLM SURVEY MONUMENT
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON No. 5 REBAR, IN CONCRETE PLS 16835
 - (R) RECORD MEASUREMENT
 - FOUND PROPERTY CORNER AS NOTED
 - No. 5 REBAR & ALUM CAP AT ALL LOT CORNERS

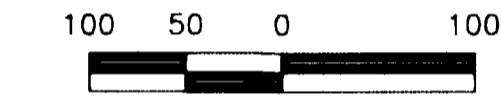
MONUMENT VALLEY FILING 5



Owner: Surf View, Inc.



SCALE: 1"=100'



D=19°45'52"
R=1004.93'
A=346.65'
T=175.06'
C=344.93'
B=S 06°44'52" E

AREA SUMMARY

AREA IN LOTS	= 81.103 Acres
TRACT A	= 7.823 Acres
AREA IN ROADS	= 7.551 Acres
TOTAL	= 96.477 Acres

CURVE DATA TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C34	868.00'	113.45'	113.37'	N 18°50'24" E	0729'20"	56.81'
C47	20.00'	29.53'	26.92'	N 23°35'17" E	84°36'11"	18.20'
C48	50.00'	116.51'	91.88'	S 48°02'36" W	133°30'53"	116.42'
C49	50.00'	37.75'	36.86'	N 43°34'10" W	49°29'18"	19.82'
C50	50.00'	57.63'	54.49'	N 11°04'31" E	68°02'26"	32.50'
C51	20.00'	31.42'	28.28'	S 29°54'16" E	90°00'00"	20.00'
C52	187.71'	19.38'	19.37'	S 77°51'45" E	05°54'58"	9.70'
C53	725.00'	194.08'	193.50'	S 22°45'52" W	152°01'16"	97.63'
C54	20.00'	32.69'	29.17'	N 77°15'19" E	93°38'37"	21.31'
C55	325.68'	135.13'	134.16'	S 67°48'34" E	23°46'22"	68.55'
C56	300.68'	124.64'	123.15'	S 67°47'56" E	23°45'06"	63.28'
C57	275.68'	114.42'	113.60'	S 67°48'47" E	23°46'49"	58.04'
C58	20.00'	17.46'	16.91'	S 54°41'16" E	50°00'58"	9.33'
C59	50.00'	81.30'	72.64'	S 76°15'45" E	93°09'56"	52.84'
C60	50.00'	56.24'	53.32'	N 24°55'48" E	64°26'57"	31.52'
C61	50.00'	45.26'	43.73'	N 33°13'31" W	51°51'42"	24.31'
C62	50.00'	61.53'	57.72'	N 85°35'14" E	70°30'47"	35.35'
C63	20.00'	17.44'	16.89'	N 75°18'49" E	49°57'58"	9.32'
C64	20.00'	32.70'	29.18'	S 09°05'06" E	93°40'33"	21.33'
C65	725.00'	131.12'	130.94'	S 42°56'02" W	102°21'44"	65.74'
C66	750.00'	432.22'	426.27'	S 31°36'19" W	33°01'10"	222.30'
C67	782.00'	33.48'	33.47'	S 16°19'19" W	02°27'10"	16.74'
C68	782.00'	168.42'	168.09'	S 16°19'08" E	122°02'33"	84.54'
C69	782.00'	175.37'	175.00'	S 36°18'45" W	125°05'7"	88.06'
C70	782.00'	73.40'	73.37'	S 45°25'34" E	05°22'40"	36.73'
C71	1532.00'	251.50'	251.22'	S 52°49'05" E	09°24'22"	126.03'
C72	1475.00'	209.19'	208.02'	S 52°10'41" W	08°07'33"	104.77'
C73	1500.00'	348.88'	348.09'	S 54°46'41" W	13°19'34"	175.25'
C74	1475.00'	133.87'	133.83'	N 58°50'28" E	05°12'01"	66.98'
C75	104.80'	104.80'	104.80'	N 59°28'52" E	03°55'13"	52.41'
C76	417.81'	230.62'	227.70'	N 77°15'14" E	31°37'31"	118.31'
C77	392.81'	217.04'	214.29'	N 77°16'10" E	31°39'25"	111.37'
C78	448.81'	248.28'	245.14'	N 77°15'14" E	31°37'31"	127.39'
C79	50.00'	17.39'	16.85'	S 15°25'05" E	49°49'31"	9.29'
C80	20.00'	17.39'	16.85'	S 34°24'27" E	49°49'33"	9.29'
C81	38.53'	37.58'	37.58'	N 21°17'02" E	44°09'02"	20.28'
C82	50.00'	73.50'	67.06'	N 42°54'16" E	84°13'32"	45.20'
C83	50.00'	25.00'	25.00'	S 80°30'19" E	28°57'18"	12.63'
C84	548.57'	163.55'	162.95'	N 14°38'18" W	17°05'20"	82.39'
C85	548.57'	163.55'	162.95'	N 14°38'18" W	17°05'20"	82.39'
C86	52.37'	340.17'	334.22'	N 09°07'32" E	17°14'24"	174.24'
C87	408.57'	68.61'	68.61'	N 05°11'00" E	6°51'11"	34.30'
C88	498.57'	211.54'	209.91'	N 10°35'00" W	4°19'11"	107.36'
C89	1014.93'	202.07'	201.74'	N 02°34'07" W	11°24'27"	101.37'
C90	1014.93'	148.30'	148.17'	N 12°27'33" E	08°22'20"	74.29'
C91	90.00'	84.00'	84.00'	N 80°24'00" E	04°52'00"	42.00'
C92	20.00'	31.54'	28.37'	S 67°53'44" E	90°21'50"	20.13'
C93	20.00'	29.63'	27.00'	S 19°15'58" W	84°53'52"	18.29'
C94	97.188'	158.36'	158.19'	N 57°07'48" E	90°20'08"	79.36'
C95	740.00'	248.68'	247.53'	S 24°35'06" W	127°40'46"	127.40'
C97	725.00'	131.12'	130.94'	S 42°56'02" W	102°21'44"	65.74'
C98	97.188'	158.36'	158.19'	N 57°07'48" E	90°20'08"	79.36'
C99	946.888'	125.118'	125.118'	N 60°05'28" E	07°14'31"	62.688'
C100	946.888'	197.077'	196.711'	N 58°20'28" E	11°55'29"	98.888'
C101	50.00'	29.42'	29.00'	S 49°10'18" E	33°42'44"	15.15'
C102	50.00'	82.61'	73.53'	S 15°00'58" W	94°39'51"	54.20'

LINE DATA TABLE

LINE#	BEARING	DISTANCE
L13	S 08°27'41" W	54.30'
L14	S 80°30'11" E	25.010'
L15	S 48°06'54" W	29.39'
L16	S 61°26'28" W	29.25'
L17	N 55°52'53" E	110.24'
L18	S 79°40'28" E	53.75'

MINIMUM SETBACK REQUIREMENTS

PRINCIPAL BUILDING	
Front	40 Feet
Side	35 Feet
Rear	35 Feet

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VALLEY FILING 5 SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Dennis W. Johnson
 16835 DENNIS W. JOHNSON
 COLORADO REGISTERED SURVEYOR, No. 16835
 Certified this 18th day of April, 1994.

LEGEND

- MESA COUNTY OR BLM SURVEY MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, IN CONCRITL, PLS 16R35
- ◇ FOUND PROPERTY CORNER AS NOTED
- ┆ No. 5 REBAR & ALUM CAP AT ALL LOT CORNERS
- ◆ SET 2" ALUMINUM CAP ON No. 6 REBAR, IN CONCRITL, PLS 16R35

MONUMENT VALLEY FILING 5
 A PART OF THE S1/2 SEC. 19
 AND N1/2 SECTION 30, T1S, R1W,
 UTE MERIDIAN, MESA COUNTY, CO

Professional Surveying Services
 P.O. BOX 4506
 Grand Junction, CO 81502
 303-241-3841

SUR. BY: JR/LD DRAWN BY: DWJ
 JOB NO. 9335 SHEET 3 OF 3

SHEET 3
 REV. 4/14/94 per City
 REV. 2/16/94
 9335SHT3.DWG

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