

# QUAIL VALLEY SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Thomas D. and Lynda J. Rolland, are the owners of a parcel of land situated in Section 27, Township 1 North, Range 1 West of the Ute Meridian being previously recorded at Book 1526, Page 904-906, and at Book 2073, Page 354, Mesa County records and being more particularly described as follows:

That part of the SW1/4NE1/4 of Section 27, Township One North, Range One West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:  
 Commencing at a BLM aluminum monument for the N.W. Corner of the SW1/4NE1/4 of said Section 27, from whence a BLM aluminum monument for the N.E. Corner of the SW1/4NE1/4 of said Section 27 bears N89°57'35"E 1320.25 feet; thence N89°57'35"E 106.69 feet to the point of beginning; thence S01°03'38"W 141.16 feet; thence the following courses:  
 1.) Thence 103.93 feet on the arc of a 194.66 foot radius curve to the right (the central angle of which is 30°35'24" and the chord of which bears N56°03'25"W 102.70 feet);  
 2.) Thence 27.43 feet on the arc of a 275.00 foot radius curve to the left (the central angle of which is 05°42'52" and the chord of which bears N43°38'18"W 27.42 feet);  
 3.) S00°02'12"W 1258.24 feet to a BLM aluminum monument for the S.W. Corner of the SW1/4NE1/4 of said Section 27;  
 4.) N89°50'45"E 1324.00 feet to a BLM aluminum monument for the S.E. Corner of the SW1/4NE1/4 of said Section 27;  
 5.) N00°07'34"W 1319.48 feet to a BLM aluminum monument for the N.E. Corner of the SW1/4NE1/4 of said Section 27;  
 6.) S89°57'35"W 1213.56 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as QUAIL VALLEY SUBDIVISION, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, together with perpetual right of ingress and egress in the easements adjacent to said streets and roads for the purpose of maintenance and future construction; 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 subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

That said owners do hereby dedicate and set apart a 20 foot pedestrian easement for the exclusive use of Quail Valley residents, their guests, and invitees. The easement as shown lies to the north and west of the boundary between lots 7 and 8, beginning at Gambel's Road, it then continues east along the northern boundary of lots 7 and 6.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 20th day of May, A.D. 1994.

*Thomas D. Rolland*  
 Thomas D. Rolland

*Lynda J. Rolland*  
 Lynda J. Rolland

STATE OF COLORADO )  
 ) ss

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20th day of May, A.D. 1994.

My commission expires: 11-15-94

WITNESS MY HAND AND OFFICIAL SEAL.

*Pamela K. Sasser*  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 ) ss

COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 09:58 o'clock A.M., this 24th day of May, A.D. 1994 and is duly recorded as Reception Number 16820 in Plat Book 152, Page 225 through inclusive Drawer A.A.9.  
*Denise Todd* Clerk and Recorder *Janine Martin* Deputy 32 Fees

Covenants, Conditions and Restrictions recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Reception Number \_\_\_\_\_, Date \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
 Approved this 24th day of May, A.D. 1994, Board of County Commissioners of Mesa County, Colorado.

*John Bouch*  
 Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE  
 Approved this 20th day of MAY, A.D. 1994, County Planning Commission of Mesa County, Colorado.

*Jeff Bousford*  
 Chairperson

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of QUAIL VALLEY SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

*Richard A. Mason*  
 Richard A. Mason  
 Registered Professional Land Surveyor  
 P.L.S. No. 18469

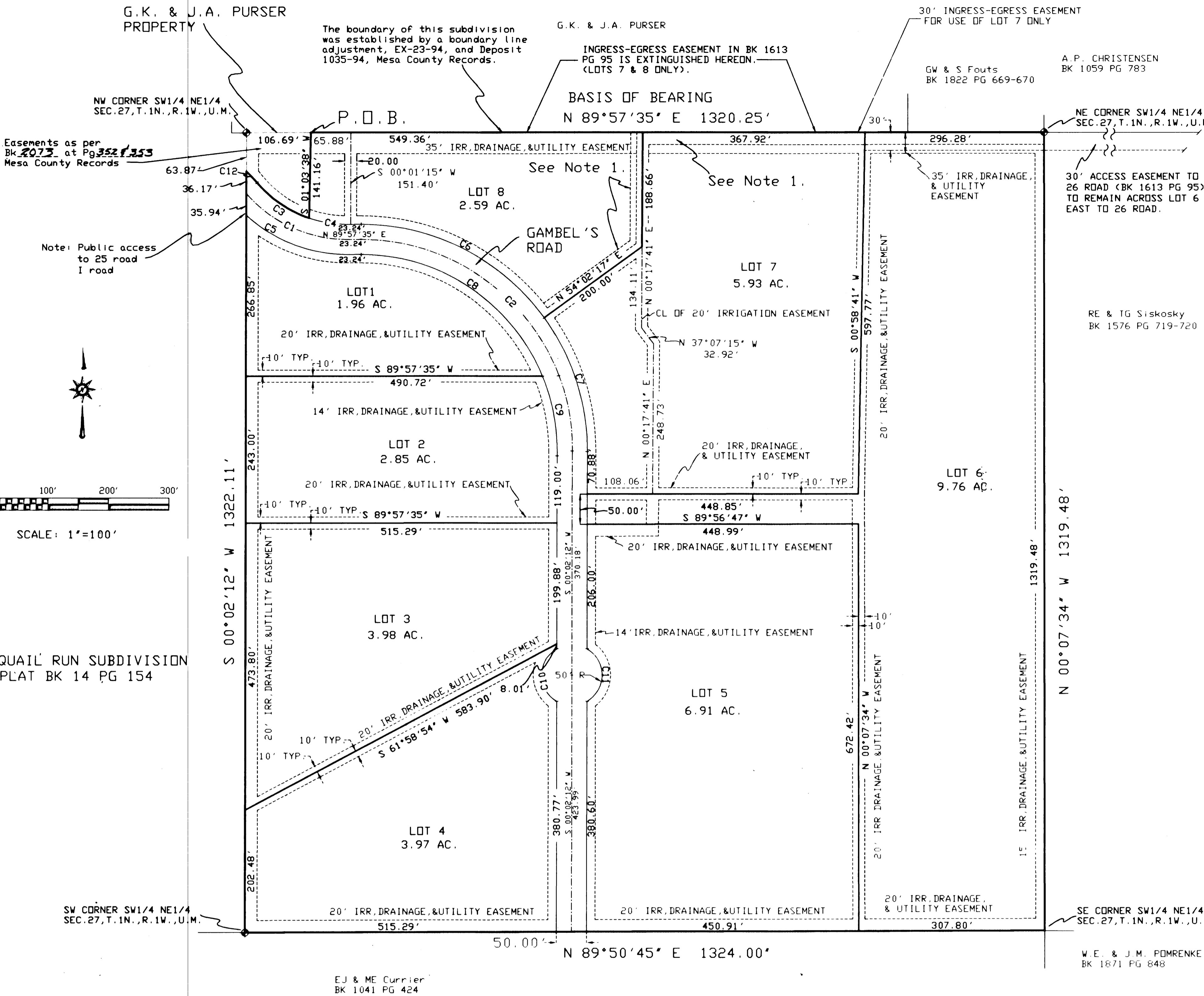
Date 5/20/94

## RIGHT-TO-FARM

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA, IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3.5-101.

## GENERAL NOTES:

- 20 foot exclusive pedestrian easement. (affects lots 6, 7, 8).
- As required by the Mesa County Planning Department, engineered foundations will be required by any structure requiring a building permit unless waived by County Building Department.
- As required by the Mesa County Planning Department, each lot will require an individual disposal system designed by a Colorado Registered Professional Engineer.



## AREA SUMMARY

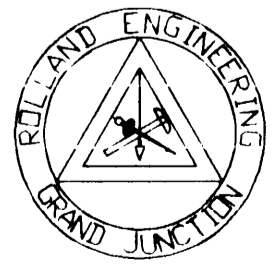
LOTS.....37.95 AC.  
 R.O.W..... 1.86 AC.  
 TOTAL.....39.81 AC.

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	219.66'	188.92'	183.15'	S 65°24'04" E	48°16'43"	100.75'
C2	350.00'	350.25'	495.31'	S 45°00'07" E	90°04'37"	350.47'
RIGHT-OF-WAY						
C3	194.66'	103.93'	102.70'	N 56°03'25" E	30°35'24"	53.23'
C4	194.66'	63.49'	63.21'	S 89°41'46" E	18°41'19"	32.03'
C5	244.66'	183.16'	178.92'	N 68°35'41" W	42°53'40"	96.11'
C6	375.00'	353.45'	340.51'	S 63°02'20" E	54°00'11"	191.08'
C7	375.00'	236.10'	232.22'	S 18°00'01" E	36°04'26"	122.11'
C8	325.00'	383.75'	361.84'	S 56°12'49" W	67°39'13"	217.79'
C9	325.00'	127.19'	126.38'	S 11°10'30" W	22°25'24"	64.42'
C10	50.00'	104.72'	86.60'	N 00°02'12" W	120°00'00"	86.60'
C11	50.00'	104.72'	86.60'	S 00°02'12" W	120°00'00"	86.60'
C12	275.00'	27.43'	27.42'	N 43°38'18" W	05°42'52"	13.72'

## LEGEND

- ◆ B.L.M. ALUMINUM MONUMENT
- └ SET #5 REBAR WITH ALUMINUM CAP STAMPED LS18469

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 the certification shown hereon.



ROLLAND ENGINEERING  
 405 Ridges Blvd  
 Grand Jct, CO 81503  
 (303) 243-8300

QUAIL VALLEY SUBDIVISION  
 FINAL PLAT  
 LOCATED IN THE  
 NE1/4, SEC. 27, T.1N., R.1W., U.M.

Designed TDR	Checked	Sheet 1
Drawn CFO	Date 10/93	rv:5/18/94 of 1