

VISTA DEL RIO SUBDIVISION FILING 1

FUTURE FILING

NE corner Lot 8, BLK 1 Loma Rio Sub. No. 5 rebar with yellow, plastic cap marked "Phillips LS 18472"

DEDICATION OF ADDITIONAL ROAD RIGHT-OF-WAY

C U R V E T A B L E

CURVE	RADIUS	CENTRAL ANGLE	CHORD		LENGTH	TANGENT
			BEARING	DIST		
C1	75.00'	87°06'56"	S46°35'51"E	103.36'	114.03'	71.32'
C2	225.00'	04°44'18"	N05°24'32"W	18.60'	18.61'	9.31'
C3	225.00'	09°06'38"	N12°20'00"W	35.74'	35.78'	17.93'
C4	20.00'	85°44'39"	S25°59'01"W	27.21'	29.93'	18.57'
C5	87.00'	58°34'37"	N39°34'02"E	85.12'	88.95'	48.80'
C6	87.00'	27°10'02"	N03°18'18"W	40.87'	41.25'	21.02'
C7	203.00'	15°53'40"	S08°56'29"E	56.13'	56.31'	28.34'
C8	203.00'	06°43'40"	S02°22'11"W	23.82'	23.84'	11.93'
C9	20.00'	51°51'20"	S31°39'40"W	17.49'	18.10'	9.72'
C10	48.00'	68°54'09"	N23°08'16"E	54.31'	57.72'	32.93'
C11	48.00'	41°33'54"	N32°05'45"W	34.06'	34.82'	18.22'
C12	48.00'	62°46'35"	S84°15'59"E	50.00'	52.59'	29.29'
C13	48.00'	110°28'02"	S09°06'42"W	78.86'	92.54'	69.15'
C14	20.00'	51°51'20"	N20°11'39"W	17.49'	18.10'	9.72'
C15	247.00'	22°37'19"	S05°34'39"E	96.89'	97.52'	49.40'
C16	43.00'	69°48'15"	N18°00'49"E	49.21'	52.39'	30.00'
C17	20.00'	110°11'45"	S71°59'11"E	32.81'	38.47'	28.67'
C18	65.00'	90°00'02"	N28°06'42"E	91.92'	102.10'	65.00'
C19	225.00'	22°37'19"	S05°34'39"E	88.26'	88.84'	45.00'

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF MESA } SS
 I hereby certify that this instrument was filed in my office at 3:57 o'clock P.M. this 27th day of MARCH, A.D., 1995, and is duly recorded in Plat Book No. 14, Page 334 DRAWER B612 Fee #10.00
 Recpt# 1712683 *Monika Todd by Barbara A. Brewer*
 Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE:

Approved this 25th day of March, A.D., 1995, County Planning Commission of the County of Mesa, Colorado.
Thomas A. Kull
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this 27th day of March, A.D., 1995, Board of County Commissioners of the County of Mesa, Colorado.
William S. Senova
 Chairman

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify this plat of VISTA DEL RIO SUBDIVISION, 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.
Terry D. Nichols 21 Mar 95
 Terry D. Nichols Date
 Colorado LS 12093

DECLARATION OF COVENANTS:

Covenants pertaining to this plat have been recorded in Book No. 2134, Pages 01-02.

NOTES:

- SET BACKS FROM PROPERTY LINES Single Family detached lots
 Front: 25' Side: 15' Rear: 25'
- All construction must meet the requirements of the SUBSURFACE SOILS EXPLORATION REPORT.
- AREA SUMMARY

LOTS:	2.49	69
STREETS:	0.64	18
OPEN SPACE:	0.47	13
TOTAL:	3.60	100
- Book and Page numbers refer to Mesa County, Colorado records unless noted otherwise.

LEGEND:

- FOUND SURVEY MONUMENT SET BY OTHERS. NO.5 REBAR OR AS NOTED.
- ⊕ SET NO.5 REBAR WITH CAP MARKED "LS 12093"
- BUILDING ENVELOPE
- WC INDICATES MONUMENT SET IS A WITNESS CORNER.
- CONC INDICATES MONUMENT SET IN CONCRETE.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That B & P DEVELOPMENT, L.L.C. is the real owner of that real property located in Section 7, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, which is described in Book 2052 on Pages 922 and 923 at the Mesa County Clerk and Recorder's Office, and being located as shown on this subdivision plat. It is described by metes-and-bounds from the results of a field survey as follows:

Beginning at a point on the south line of the southeast quarter of the northeast quarter of section 7 which is S89°53'04"W 761.06 feet from the east quarter corner of Section 7, then along the following fifteen courses:

- N00°09'19"W 849.66 feet along the east line of Loma Rio Subdivision;

Then along the west right-of-way line of Rio Linda Lane the next nine courses:

- N89°50'41"E 60.38 feet;
- N89°50'41"E 71.32 feet;
- S03°02'23"E 71.32 feet;
- along the arc of a tangent curve deflecting to the left with a radius of 225.00 feet, a central angle of 13°50'56", and a chord bearing S09°57'51"E 54.25 feet;
- S16°53'19"E 166.88 feet;
- along the arc of a tangent curve deflecting to the right with a radius of 175.00 feet, a central angle of 16°44'10", and a chord bearing S08°31'14"E 50.94 feet;
- S00°09'09"E 144.61 feet;
- along the arc of a tangent curve deflecting to the left with a radius of 125.00 feet, a central angle of 56°58'22", and a chord bearing S28°38'20"E 119.24 feet;
- S57°07'31"E 20.26 feet;
- S22°12'56"W 24.04 feet;
- S32°01'38"W 48.65 feet;
- S34°10'37"W 143.80 feet;
- S32°50'01"W 86.12 feet;
- S89°53'04"W 110.77 feet to the beginning.

The basis for bearings is assumed S89°53'04"W 1338.61 feet from the east quarter corner to the east sixteenth corner of Sec 7. Both corners are Mesa County Survey Monuments.

That said owners have caused the said real property to be laid out and surveyed as VISTA DEL RIO SUBDIVISION, Filing 1, a subdivision of a part of Mesa County, State of Colorado. That said owners dedicate and set apart all of the streets and roads as shown on this plat to the use of the public forever, and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on this 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 the seller and purchaser, not the County of Mesa.

IN WITNESS WHEREOF owners have caused their names to be hereunto subscribed this 21 day of March, A.D., 1995.

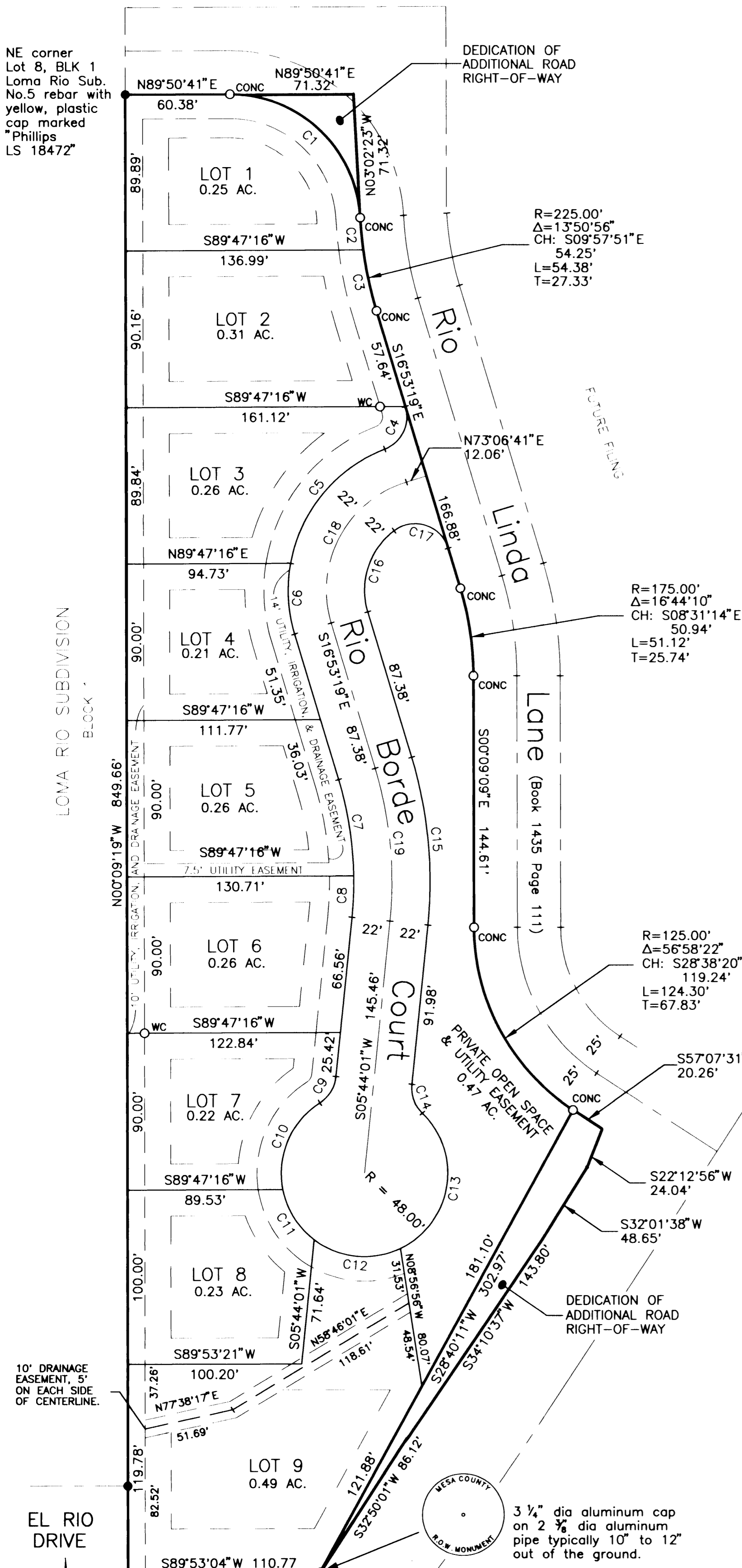
W.R. Bray By: W.R. Bray, Manager
 B & P DEVELOPMENT, L.L.C.
Louis A. Buescher By: Louis A. Buescher, Manager
 B & P DEVELOPMENT, L.L.C.

NOTARY'S CERTIFICATE:

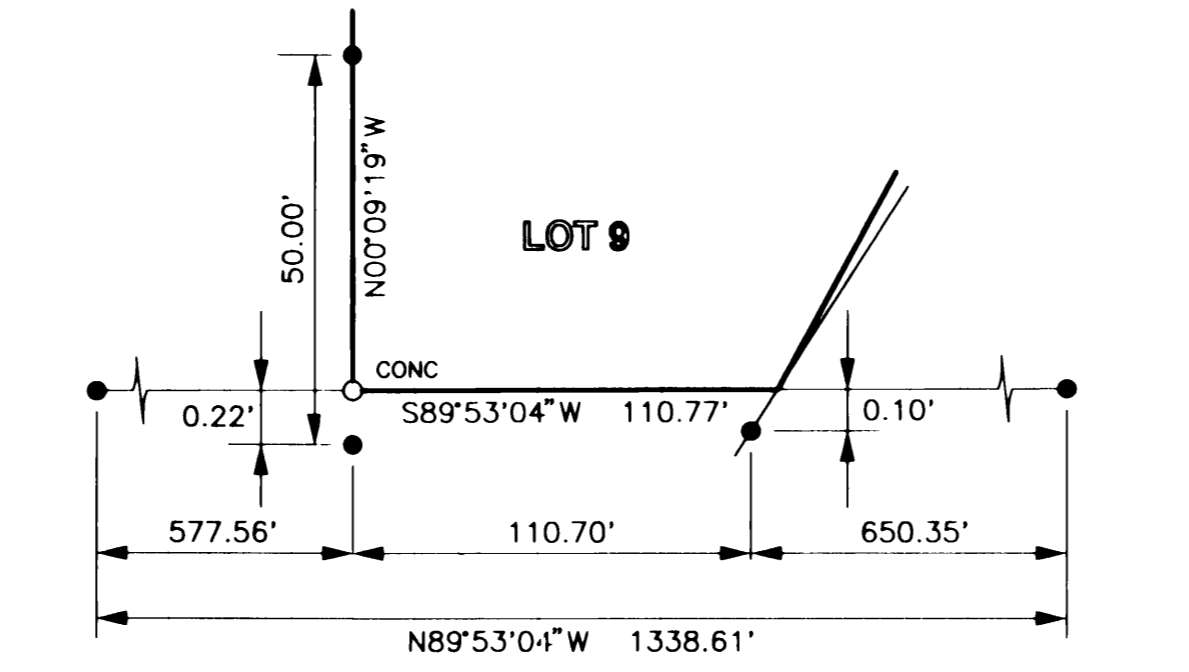
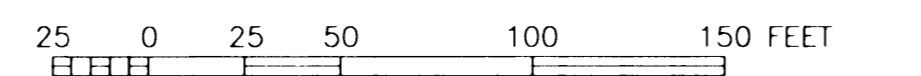
STATE OF COLORADO }
 COUNTY OF MESA } SS
 The foregoing instrument was acknowledged before me this 21 day of March, A.D., 1995, by

6-24-95
 My commission expires:

Just A. Ull
 Notary Public



SCALE:
 1 inch = 50 feet (1:600)



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 two years from the date of the certification shown hereon.

SUBDIVISION PLAT
Vista del Rio, Filing 1
 Located in Sec 7, T1S, R1W, Ute Meridian

FOR: B & P DEVELOPMENT, L.L.C.

NICHOLS ASSOCIATES, INC.

DRAWN BY: ECM DATE DRAWN: Mar 17, 1995 PROJ. No. 3184
 DATE FIELD SURVEY COMPLETED: Feb 7, 1995 SHEET 1 OF 1