

INSERT SCALE: 1" IN = 2000' FT

LEGEND & NOTES

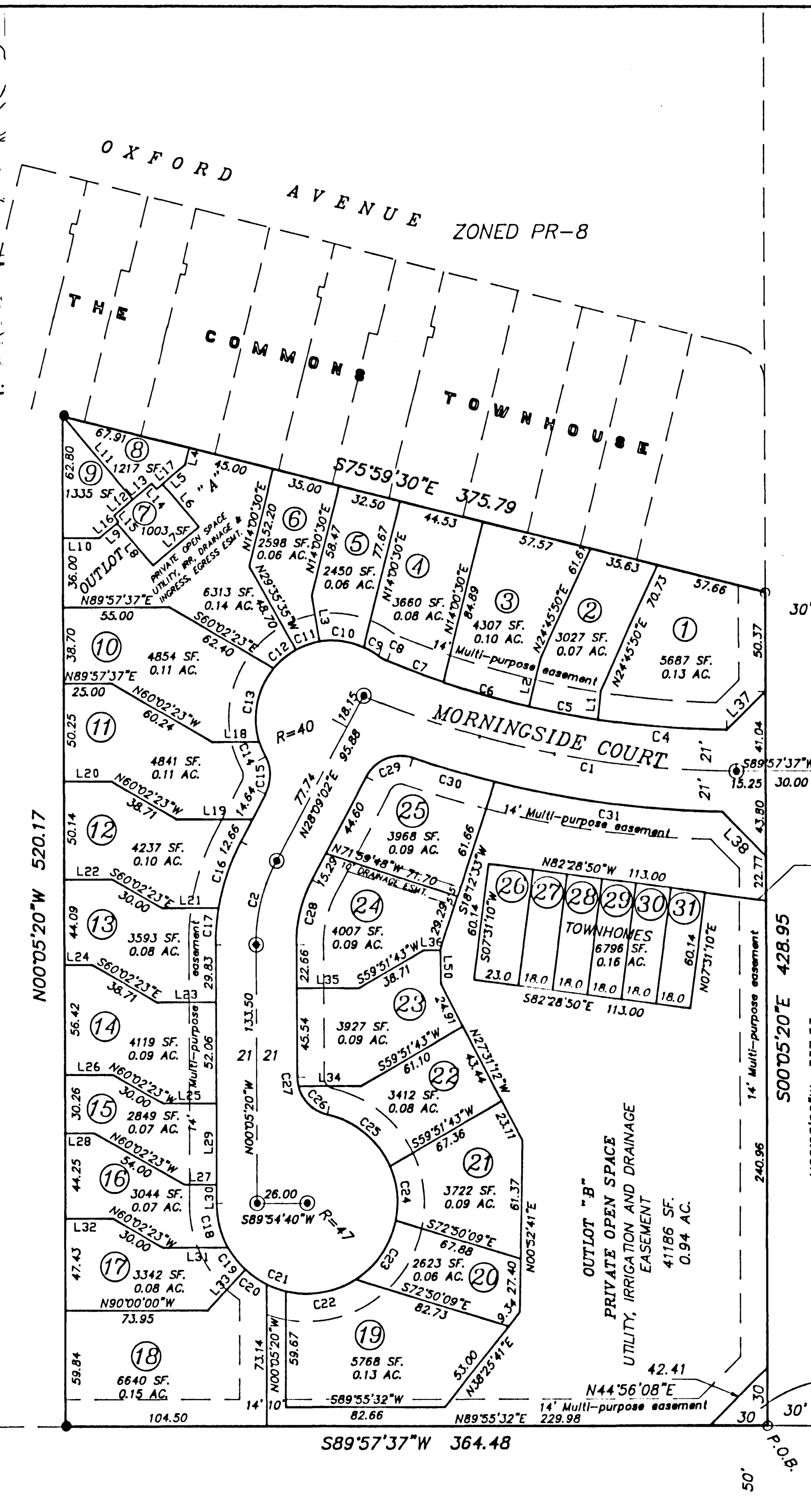
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR (SET IN CONCRETE)
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- ⊙ SET NO. 5 RE-BAR W/CAP L.S. 16413 IN A MONUMENT BOX
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ MESA COUNTY SURVEY MARKER

NOTE: SEE RESTRICTIVE COVENANTS AS RECORDED IN BOOK 2231 AT PAGES 642 THRU 656 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE AND RECORDED IN BOOK 2231 AT PAGES 642 THRU 656

AREA SUMMARY

LOTS = 2.23 ACRES = 56%  
 ROADS = 0.65 ACRES = 16%  
 OPEN SPACE = 1.09 ACRES = 28%  
 TOTAL = 3.97 ACRES = 100%

SW CORNER  
 SE1/4 NW1/4  
 SECTION 30  
 T1S, R1E, U.M.  
 MCSM #1553



NE CORNER  
 SE1/4 NW1/4  
 SECTION 30  
 T1S, R1E, U.M.

28 1/2 ROAD

ADDITIONAL ROAD R.O.W.

C1/4 CORNER  
 SECTION 30  
 T1S, R1E, U.M.  
 T.B.M. = 4648.86

# MORNINGSIDE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dacosta, Inc., a Colorado Corporation, is the real owner of that real property situated in the County of Mesa, State of Colorado, described in Book 2226 at Page 260 - 261 of the Mesa County Clerk and Recorders Office, and being situated in Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

A parcel of land situated in the SE1/4 NW1/4 Section 30, Township 1 South, Range 1 East, Ute Meridian being described as follows: Commencing at the Southeast Corner of the SE1/4 NW1/4 Section 30, T1S, R1E, U.M.; thence N00°05'20"W 50.00 feet; thence S89°55'32"W 30.00 feet to the POINT OF BEGINNING, and considering the East line of the SE1/4 NW1/4 Section 30, T1S, R1E, U.M. to bear N00°05'20"W and all bearings contained herein to be relative thereto; thence S89°55'32"W 364.48 feet along the North right-of-way line for B1/2 Road; thence N00°05'20"W 520.41 feet to the South line of THE COMMONS TOWNHOUSE; thence S75°59'30"E 375.79 feet to the West right-of-way line for 28 1/2 Road; thence S00°05'20"E 428.95 feet along the West right-of-way line for 28 1/2 Road to the Point of Beginning, containing 3.97 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as MORNINGSIDE SUBDIVISION, a subdivision of a part of Mesa County, State of 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 Multi-purpose, or 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.

All OUT LOTS to the Morningside Subdivision Homeowners Association, Inc. a Colorado non-profit corporation, for the purposes of the Association, including, but not limited to, landscaping and signage.

All Common Drive Ingress/Egress Easements to the Owners of lots specifically identified on the plat as ingress easements for the purpose of common ingress and egress by said lot owners, their guests and invitees and for use by public utility services, including, but not limited to, postal service, trash collection, fire, police, emergency vehicles and the County of Mesa.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

The said owners do hereby certify that there are no lienholders.

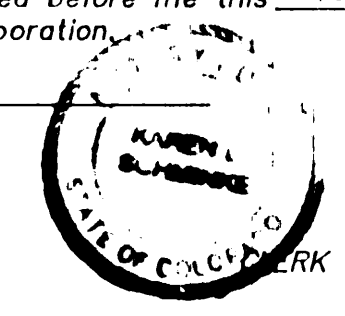
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 1st day of Aug A.D., 1996.

*Bret D. Seligman*  
 By Bret D. Seligman, president of Dacosta, Inc., a Colorado Corporation

STATE OF COLORADO )  
 COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 1st day of August A.D., 1996 by Bret D. Seligman president of Dacosta Inc. a Colorado corporation.

October 30, 1999  
 My commission expires: \_\_\_\_\_  
*Kamm & Seligman*  
 Notary Public



STATE OF COLORADO )  
 COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M. this 2nd day of August A.D., 1996 and is duly recorded in Plat Book No. 15, Page 136 Drawer C051 Fee \$10.00 Surcharge \$1.00

*Monika Todd* Clerk & Recorder  
*Ry Seligman* deputy  
 COUNTY PLANNING COMMISSION CERTIFICATE Reception # 1766623

Approved this 2nd day of August A.D., 1996, County Planning Commission of the County of Mesa, Colorado.

*William R. Hunter*  
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 2nd day of August A.D., 1996, Board of County Commissioner's of the County of Mesa, Colorado.

*Kathryn K. Hall*  
 Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of MORNINGSIDE SUBDIVISION, 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.  
 Colorado Registered Professional Land Surveyor L.S. 16413

8/1/96 Date

## MORNINGSIDE SUBDIVISION

FINAL PLAT

SITUATED IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: JOHN GIANCANELLI		Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: RM SB
SCALE: 1" = 50' FT			DRAWN BY: MEM
DATE: 7/20/96			ACAD ID: MS2FIN
			SHEET NO.
			FILE: 95089.4

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	500.00	198.70	197.39	S78°39'19"E	22°46'08"	100.68
C2	91.50	45.10	44.64	N14°01'51"E	28°14'22"	23.02
C4	479.00	67.23	67.17	S85°25'17"E	08°02'29"	33.67
C5	479.00	36.11	36.10	S79°14'28"E	04°19'10"	18.06
C6	479.00	46.11	46.09	S74°19'25"E	05°30'56"	23.07
C7	479.00	31.64	31.63	S69°40'25"E	03°47'03"	15.82
C8	20.00	4.98	4.97	S60°38'56"E	14°15'55"	5.00
C9	40.00	8.66	8.64	S59°43'10"E	12°24'22"	4.35
C10	40.00	23.45	23.12	S82°43'13"E	33°35'44"	12.07
C11	40.00	13.11	13.05	N71°05'44"E	18°46'22"	6.61
C12	40.00	15.26	15.17	N50°46'50"E	21°51'26"	7.72
C13	40.00	40.00	38.35	N11°12'14"E	57°17'45"	21.85
C14	40.00	8.10	8.09	N23°14'53"W	11°36'30"	4.07
C15	20.00	19.97	19.15	S00°27'03"E	57°12'10"	10.90
C16	112.50	36.74	36.58	N18°47'37"E	18°42'49"	18.54
C17	112.50	18.70	18.68	N04°40'26"E	09°31'33"	9.37
C18	47.00	23.92	23.66	N14°40'00"W	29°09'21"	12.22
C19	47.00	14.67	14.61	N38°11'21"W	17°53'21"	7.40
C20	47.00	13.47	13.42	S55°20'30"E	16°24'58"	6.78
C21	47.00	10.67	10.64	S70°03'06"E	13°00'14"	5.36
C22	47.00	38.24	37.19	N80°08'16"E	46°37'02"	20.25
C23	47.00	37.55	36.56	S33°56'35"W	45°46'19"	19.84
C24	47.00	28.62	28.18	S06°23'16"E	34°53'25"	14.77
C25	47.00	43.74	42.18	S50°29'33"E	53°19'08"	23.60
C26	20.00	22.14	21.03	N45°26'02"W	63°26'08"	12.36
C27	20.00	4.76	4.75	N06°54'09"W	13°37'38"	2.39
C28	70.50	34.75	34.40	N14°01'51"E	28°14'22"	17.73
C29	20.00	28.14	25.87	N68°27'25"E	80°36'46"	16.97
C30	521.00	44.14	44.13	S73°39'51"E	04°51'17"	22.09
C31	521.00	119.44	119.18	S82°39'33"E	13°08'08"	59.98
C32	20.00	31.22	28.15	S44°48'52"E	89°27'05"	19.81

Line#	BEARING	DISTANCE	Line#	BEARING	DISTANCE
L1	S05°47'58"W	14.85	L20	S89°57'37"W	25.00
L2	N14°00'30"E	25.70	L21	S89°57'37"W	29.09
L3	N09°31'05"W	23.90	L22	S89°57'37"W	25.00
L4	S14°00'30"W	8.72	L23	S89°57'37"W	30.66
L5	S49°44'40"W	15.45	L24	S89°57'37"W	14.33
L6	S40°15'20"E	29.00	L25	S89°57'37"W	27.54
L7	S49°44'40"W	31.00	L26	S89°57'37"W	25.00
L8	N40°15'20"W	22.00	L27	S89°57'37"W	16.68
L9	S49°44'40"W	12.17	L28	S89°57'37"W	15.08
L10	S89°57'37"W	18.94	L29	S00°05'20"E	42.26
L11	N40°15'20"W	56.04	L30	S00°05'20"E	9.36
L12	S49°44'40"W	13.00	L31	S89°57'37"W	33.49
L13	S49°44'40"W	13.00	L32	S89°57'37"W	25.00
L14	N40°15'20"W	4.00	L33	S42°51'58"W	28.65
L15	N40°15'20"W	4.00	L34	N89°51'43"E	32.86
L16	N49°44'40"E	13.17	L35	N89°51'43"E	32.26
L17	N49°44'40"E	19.45	L36	N89°51'43"E	8.81
L18	S89°57'37"W	24.37	L37	N45°14'04"E	28.44
L19	S89°57'37"W	39.38	L38	S44°48'52"E	32.20

BLDG. TYPE	LOT NO.	FRONT	SIDE	REAR
SINGLE FAMILY	1-4, 10-14, 22-25	15 FEET	0 OR 5 FEET	5 FEET
SINGLE FAMILY	7	15 FEET	0 OR 5 FEET	1 FOOT
TRIPLEX	8 & 9	1 FOOT	1 FOOT	5 FEET
TRIPLEX	5 & 6	1 FOOT	0 TO 5 FEET	5 FEET
DUPLEX	5 & 6, 15-20	15 FEET	0 TO 5 FEET	5 FEET
TOWNHOUSE	26-31	5 FEET	0 TO 5 FEET	10 FEET

60' SETBACK FROM CENTERLINE OF 28 1/2 ROAD  
 80' SETBACK FROM CENTERLINE OF B 1/2 ROAD

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.