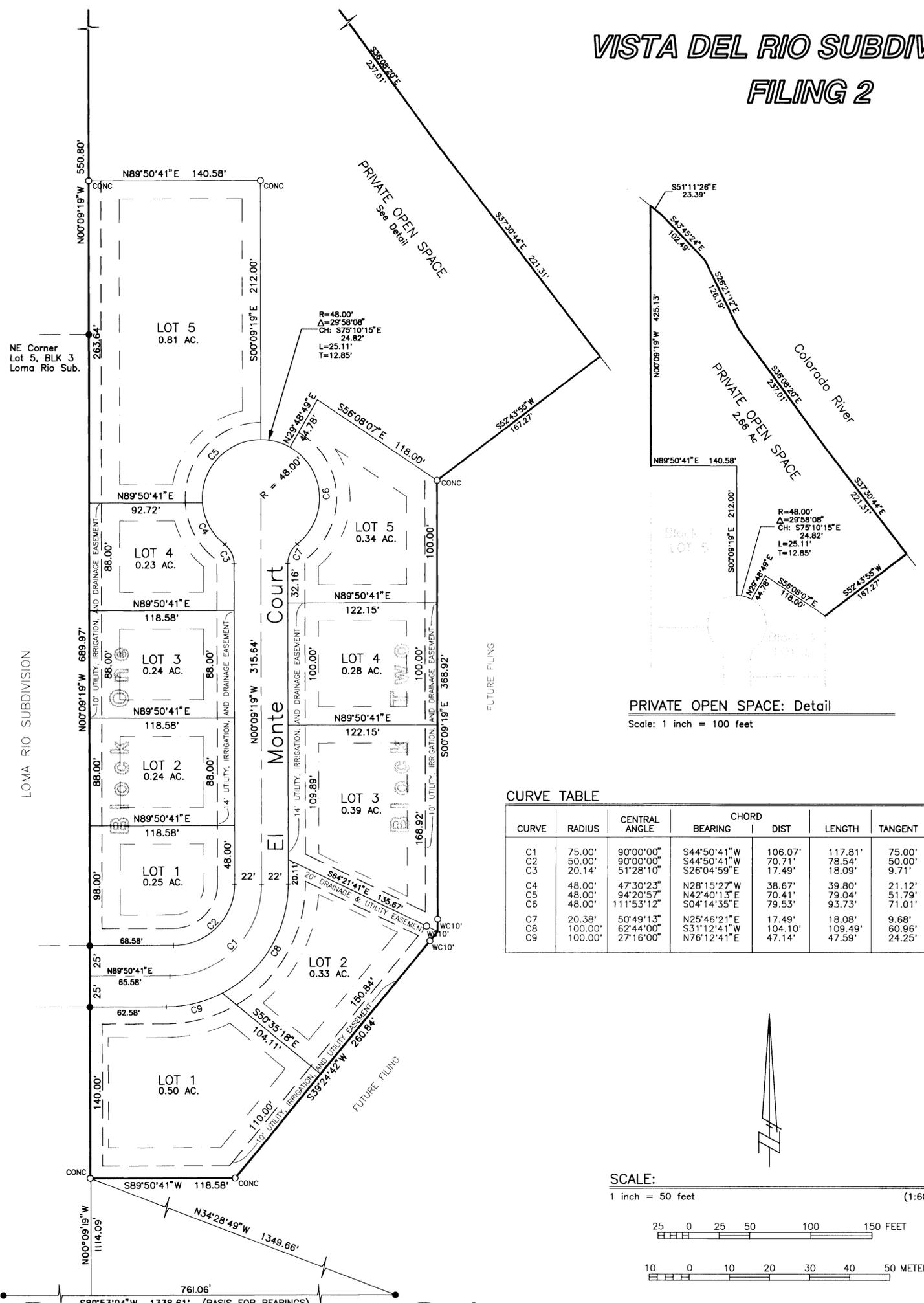


VISTA DEL RIO SUBDIVISION FILING 2



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 21st day of March A.D., 1995, and is duly recorded in Plat Book No. 14, Page 335 DRAWER 8813 FEE#102 Receipt # 1712687
Monika Todd by Barbara By Brewer deputy
Clerk and Recorder

COUNTY PLANNING COMMISSIONER'S CERTIFICATE:

Approved this 23 day of March A.D., 1995, County Planning Commission of the County of Mesa, Colorado
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
Chairman

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify this plat of VISTA DEL RIO SUBDIVISION, Filing 2, 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
Colorado LS 12093
Date 21 Mar 95

DECLARATION OF COVENANTS:

Covenants pertaining to this plat have been recorded in Book No. 2134, Pages 91-92.

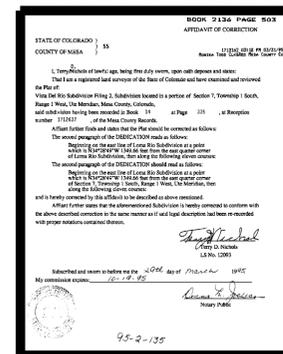
NOTES:

- 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:	ACRES	%
3.39	52	
STREETS:	0.64	9
OPEN SPACE:	2.66	39
TOTAL:	6.69	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 Recorders 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 on the east line of Loma Rio Subdivision at a point which is N34°28'49"W 1349.66 feet from the east quarter corner of Loma Rio Subdivision, then along the following eleven courses:

- N00°09'19"W 689.97 feet along the east line of Loma Rio Subdivision;
- N00°09'19"W 550.80 feet;
- S51°11'26"E 23.39 feet;
- S43°45'24"E 102.49 feet;
- S28°21'12"E 126.19 feet;
- S36°08'20"E 237.01 feet;
- S37°30'44"E 221.31 feet;
- S52°43'55"W 167.27 feet;
- S00°09'19"E 368.92 feet;
- S39°24'42"W 260.84;
- S89°50'41"W 118.58 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 2, 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.

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

NOTARY'S CERTIFICATE:

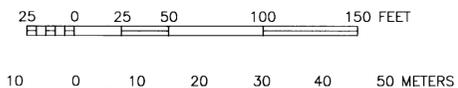
STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 21 day of March A.D., 1995, by

My commission expires: 6-24-95
Notary Public



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



3" dia brass cap on 2 1/2" dia galvanized iron pipe 10' out of the ground. This is MCSM No 815, but number is not imprinted on cap.
COUNTY SURVEYOR
E 1/4
57
891

SUBDIVISION PLAT
Vista del Rio, Filing 2
Located in Sec 7, T1S, R1W, Ute Meridian

FOR: B & P DEVELOPMENT LLC

DRAWN BY: ECM DATE DRAWN: Mar 17, 1995 PROJ No. 3184

DATE FIELD SURVEY COMPLETED: Feb 13, 1995 SHEET 1 OF 1

NICHOLS ASSOCIATES, INC.