PINE TERRACE SUBDIVISION A REPLAT OF TIFFANY PARK 2ND ADDITION

NW1/4 SE1/4 SECTION 7, T.1 S., R.1 W., UTE MERIDIAN MESA COUNTY, COLORADO

NOTE: THE NORTH LINE OF PINE TERRACE SUBDIVISION IS CONTIGUOUS WITH THE SOUTH LINE OF TIFFANY PARK SUBDIVISION. BOTH LINES ARE PLATTED AS N90 *00 '00 '00 'E, HOWEVER, THE BEARING OF THE NORTH-SOUTH CENTERLINE OF THE SECTION IS PLATTED AS NOO *28 '40 "W ON THE TIFFANY PARK PLAT AND WAS FOUND TO BE NOO *20 '17 "W AS SHOWN HEREON.

C.1/4 CORNER SECTION 7 T.1 S., R.1 W.

MESA COUNTY SURVEY MONUMENT

FOUND #5 REBAR W/PLASTIC CAP

(2.0' EAST OF PROPERTY CORNER)

ROLLAND ENG 24943

5.1/4 CORNER SECTION 7 T.1 S., R.1 W.

MESA COUNTY SURVEY MONUMENT

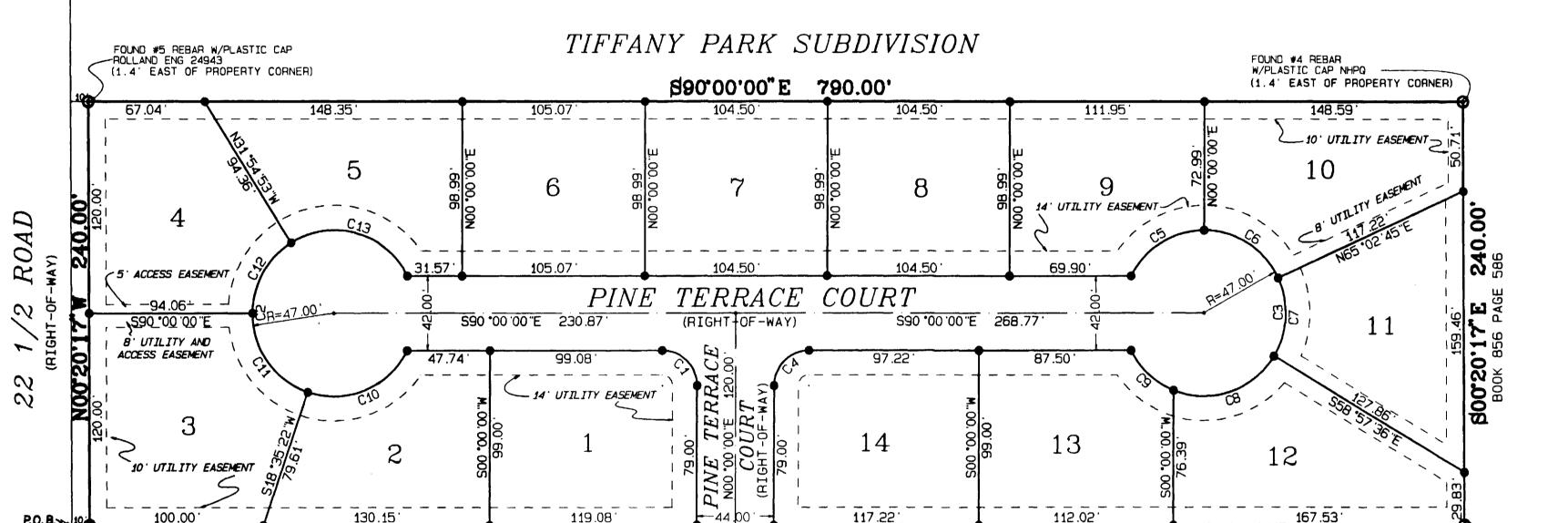
BASIS OF BEARINGS: NOO 2017"W BETWEEN

PROJECT BENCH MARK: TOP OF PLASTIC CAP ON

NO.5 REBAR NEAR SW PROPERTY CORNER. ELEV.:4663.10

MESA COUNTY SURVEY MONUMENTS AT S.1/4 CORNER AND C.1/4 CORNER

OF SECTION 7



GREENBELT DRIVE (RIGHT-OF-WAY)

M,00.00.06W

790.00

Α	REA SUMMARY	
STREETS	.866 AC.	20%
LOTS	3.487 AC.	80%
TOTAL	4.353 AC.	100%

LEGEND

- MESA COUNTY SURVEY MONUMENT
- SURVEY MONUMENT AS NOTED
- 2' X #5 REBAR W/ALLOY CAP #18480
- 2' X #5 REBAR W/ALLOY CAP #18480 SET IN CONCRETE

CURVE TABLE

	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.42'	20.00	90 *00 ' 00 "	N45 *00 ' 00 "W	28.28'
C5	251.77	47.00'	306 *55 ' 18"	N00 *00 ' 00 "E	42.00
СЗ	251.77	47.00	306 *55 ' 18"	S00 '00 '00 "W	42.00
C4	31.42	20.00	90 '00 '00"	S45 '00 '00 "W	28.28
C5	52.061	47.00	63 *27 ' 39 "	N58 16 10 E	49.44'
C6	53.361	47.00	65 ° 02 ' 45"	S57 *28 ' 37 "E	50.54'
C7	45.93'	47.00	55 * 59 ' 38 "	S03 *02 : 34 "W	44.131
C8	66.33'	47.00	80 ' 51 ' 34 "	S71 *28 11 "W	60.96
C9	34.09	47.00	41 *33 ' 41"	N47 19 11 W	33.35
C10	67.31	47.00 '	82 '03 '01"	N67 *33 · 52 "E	61.70'
C11	58.58'	47.00 '	71 *24 ' 38 "	S35 *42 ' 19 "E	54.861
C12	47.65	47.00	58 ° 05 ' 0 7 "	N29 '02 ' 33 "E	45.63
C13	78.241	47.00	95 *22 : 33 "	S74 13 37 E	69.51

NOTICE: Purchaser should obtain and read a copy of the soils report entitled "Tiffany Park Subdivision Soils Exploration", dated May 11, 1993, Job No.78039-J on record with Mesa County (File No. C5093).

42.00	SURVEYOR'S STATEMENT:
28.28	I hereby state that this survey and plat were prepared by me or under my direct responsibility,
49.44'	supervision and checking, and that, in my professional opinion, they are true and correct to the
50.54	boot of my knowledge, belief, and information designs, the standards of care of Professional Land
44.13'	best of my knowledge, belief, and information latter the standards of care of Professional Land Surveyors practicing in the State of Colors in Scott 19
60.96	Surveyors practicing in the state of constant
33.35	
61.70	Kumeth Crat Humpanie 1848 Propert 24, 1923
54.86	Kenneth Scott Thompson P.L.S. 184 6
45.63	

FOUND BARE #5 REBAR

(2.0' EAST OF PROPERTY CORNER)

Scott Thompson P.L.S. 1846

VICINITY MAP

SCALE: 1" = 2000

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack L. Bogart, Robert Hurni, and Ted W. Munkres are the owners of that real property described in Book 1951 at Page 186 in the Mesa County records, being situated in the Northwest quarter of the Southeast quarter of Section 7, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, said property also being known as Lots I through 10 inclusive, Block 1 of Tiffany Park 2nd Addition, and being more particularly described as follows:

Beginning at a point whence the South one-quarter corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian bears

S 00°20'17" E, a distance of 1707.24 feet; Thence N 00°20'17" W, a distance of 240.00 feet;

Thence S 90°00'00" E, a distance of 800.00 feet; Thence S 00°20'17" E, a distance of 240.00 feet;

Thence N 90°00'00" W, a distance of 800.00 feet to the Point of

Beginning. EXCEPT the West ten feet thereof.

That said owners have caused the said real property to be laid out and surveyed as Pine Terrace Subdivision, a subdivision of a part of Mcsa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown hereon 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 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 seller or purchaser,

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this way of A.D., 1993.

State of Colorado County of Mesa

My commission expires: 4/25/95 Notary Public 2: 1. Was Cast

My address is: _

CLERK AND RECORDER'S CERTIFICATE:

I hereby certify that this instrument was filed in my office at 9:56 o'clock A.m., this day of October A.D., 1993, and is duly recorded in Plat Book No. 14
Page 151 , as Reception No. 1655 4 26 Drawer

Mesa County Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE: This project was reviewed and approved by the County Planning Commission of Mesa County, Colorado, on this _______ day of _______ A.D., 1993.

PLANNING COMMISSION MESA COUNTY, COLORADO

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE: This project was reviewed and approved by the Board of County Commissioner's of Mesa County, Colorado, on this 21st day of ______ A.D., 1995

BOARD OF COUNTY COMMISSIONERS MESA COUNTY, COLORADO

PINE TERRACE SUBDIVISION A REPLAT OF TIFFANY PARK 2ND ADDITION

MESA COUNTY, COLORADO SE1/4 SECTION 7 T.1 S., R.1 W., UTE MERIDIAN

529 25 1/2 ROAD - # B-210

Grand Junction CO 81505 (303) 243-6067 Designed By DRS Checked By KST Job No. 0193-001

Drawn By TERRAMODEL Date AUG. 19, 1993 Sheet 1 of 1

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.

GRAPHIC SCALE

1 INCH - 50 FEET

01168301.tif