

# LOS ALTOS SUBDIVISION

A REPLAT OF LOT 17, BLOCK THIRTEEN OF  
THE RIDGES, FILING NO. FIVE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Woodstock Homes, Inc. an Arizona corporation, the Owner of the real property situated in the County of Mesa, State of Colorado, and a part of Section 20, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat, said real property being described as follows:

Lot Seventeen, Block Thirteen of The Ridges, Filing No. Five

That said Owner has caused the said real property to be laid out and surveyed as "Los Altos Subdivision, a Replat of Lot Seventeen, Block Thirteen of The Ridges, Filing No. Five," a subdivision of a part of Mesa County, Colorado.

That said Owner does dedicate to the Public Utilities, those portions of said real property which are labelled 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.

IN WITNESS WHEREOF said Owner, Woodstock Homes, Inc., an Arizona corporation, caused its name to be hereunto subscribed this 8<sup>th</sup> day of JANUARY, 1985.

Woodstock Homes, Inc., an Arizona corporation.

John D. Benton  
John D. Benton, President-Treasurer

Jenice Benton  
Jenice Benton, Vice-President-Secretary

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of January, 1985, by John D. Benton, President-Treasurer, and Jenice Benton, Vice-President-Secretary, Woodstock Homes, Inc.

My commission expires 9-11-87 Jennifer J. Janske  
Notary Public

1922 E. Caroline Ln.  
Address  
Tempe, AZ 85284

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA        )

I certify that this instrument was filed in my office at 4:29 o'clock  
P.M., this 29<sup>th</sup> day of March, 1985 and is duly  
recorded in Plat Book No. 13, page 309, Reception No. 1386783

Carol Sawyer  
Clerk and Recorder

Deputy

Fees: 20.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19<sup>th</sup> day of MARCH, 1985. County  
Planning Commission of the County of Mesa, State of Colorado.

Barclay Nelson  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14<sup>th</sup> day of MARCH, 1985. Board of  
County Commissioners of the County of Mesa, State of Colorado.

Paul C. Wood  
Chairman

## UTILITIES COORDINATING COMMITTEE

Approved this 19<sup>th</sup> day of March, 1985. Utilities  
Coordinating Committee of the County of Mesa, State of Colorado.

CE Stockton  
Chairman

## SURVEYOR'S CERTIFICATE

I, Max E. Morris, a professional land surveyor, registered in Colorado,  
certify that this plat of Los Altos Subdivision is plotted from field  
notes of a survey made by me in December, 1984.

Max E. Morris  
Max E. Morris, Colorado LS-16413  
Registered Land Surveyor

2/7/85  
Date



NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any actions based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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BECK ENGINEERING, INC.  
2768 COMPASS DR., SUITE 112A  
GRAND JUNCTION, COLORADO 81501  
(303) 241-3321

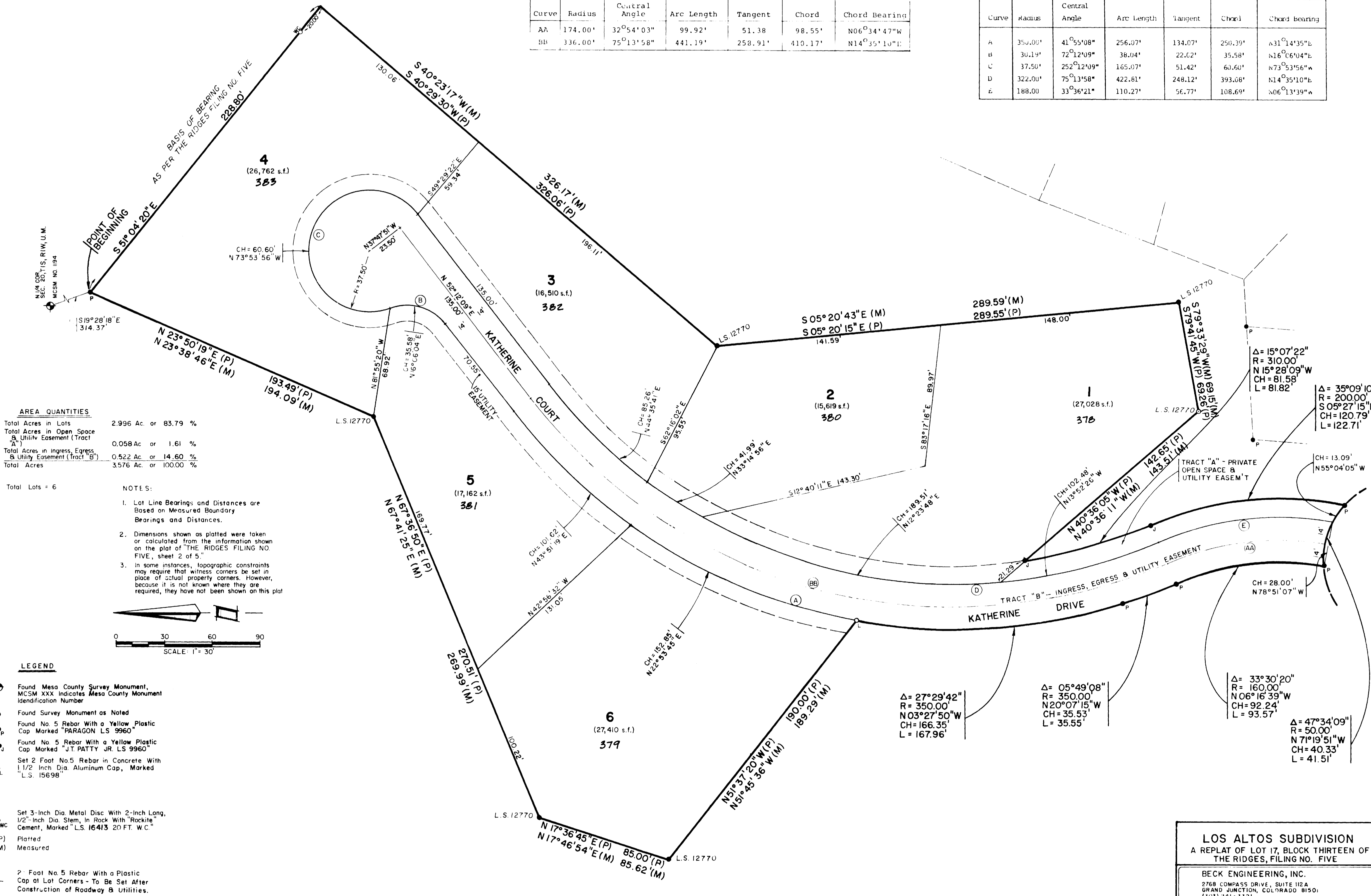
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CENTERLINE STREET CURVE DATA

Curve	Radius	Central Angle	Arc Length	Tangent	Chord	Chord Bearing
AA	174.00'	32°54'03"	99.92'	51.38	98.55'	N06°34'47"W
BB	336.00'	75°13'58"	441.19'	258.91'	410.17'	N14°35'10"E

Curve	Radius	Central Angle	Arc Length	Tangent	Chord	Chord Bearing
A	350.00'	41°55'08"	256.07'	134.07'	250.39'	N31°14'35"E
B	30.19'	72°12'09"	38.04'	22.02'	35.58'	N16°06'04"E
C	37.50'	252°12'09"	165.07'	51.42'	60.60'	N73°53'56"W
D	322.00'	75°13'58"	422.81'	248.12'	393.06'	N14°35'10"E
E	188.00'	33°36'21"	110.27'	56.77'	108.69'	N06°13'39"W



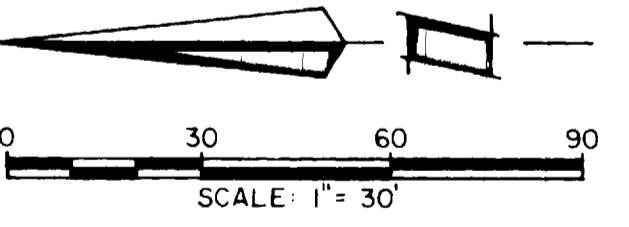
**AREA QUANTITIES**

Total Acres in Lots	2.996 Ac. or 83.79 %
Total Acres in Open Space & Utility Easement (Tract "A")	0.058 Ac. or 1.61 %
Total Acres in Ingress, Egress & Utility Easement (Tract "B")	0.522 Ac. or 14.60 %
Total Acres	3.576 Ac. or 100.00 %

Total Lots = 6

**NOTES:**

- Lot Line Bearings and Distances are Based on Measured Boundary Bearings and Distances.
- Dimensions shown as platted were taken or calculated from the information shown on the plat of "THE RIDGES FILING NO. FIVE, sheet 2 of 5."
- In some instances, topographic constraints may require that witness corners be set in place of actual property corners. However, because it is not known where they are required, they have not been shown on this plat.



**LEGEND**

- Found Meso County Survey Monument, MCSM XXX indicates Meso County Monument Identification Number
- Found Survey Monument as Noted
- Found No. 5 Rebar With a Yellow Plastic Cap Marked "PARAGON LS 9960"
- Found No. 5 Rebar With a Yellow Plastic Cap Marked "J.T. PATTY JR. LS 9960"
- Set 2 Foot No. 5 Rebar in Concrete With 1/2 Inch Dia. Aluminum Cap, Marked "L.S. 15698"
- Set 3-Inch Dia. Metal Disc With 2-Inch Long, 1/2-Inch Dia. Stem, In Rock With "Rockite" Cement, Marked "L.S. 16413 20 FT. W.C."
- (P) Platted
- (M) Measured
- 2 Foot No. 5 Rebar With a Plastic Cap at Lot Corners - To Be Set After Construction of Roadway & Utilities.

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