

MESA VIEW MEADOWS, FILING TWO

DEDICATION

**A PORTION OF THE NE1/4 SE1/4 NE1/4 SEC. 8, T18, R1E, U.M.
TOGETHER WITH A REPLAT OF LOTS 1, 2, & 3, BLOCK 1 AND
LOTS 1 AND 3 BLOCK 2 OF MESA VIEW MEADOWS SUBDIVISION, FILING 1**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, E & E Development, LLC, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2275 at Page 48 & 49 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 NE1/4 Section 8, 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:

The N1/4 SE1/4 NE1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian: EXCEPT as conveyed to the County of Mesa in Deed Recorded February 20, 1990, in Book 1777 at Page 155, ALSO EXCEPTING THEREFROM that portion thereof lying within Mesa View Meadows Subdivision, Filing 1, Mesa County, Colorado, AND Lots 1, 2 and 3 in Block 1 and Lots 1 and 3 in Block 2 of MESA VIEW MEADOWS SUBDIVISION, FILING 1, Mesa County Colorado.

That said owner has caused the said real property to be laid out and surveyed as MESA VIEW MEADOWS, FILING TWO, 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 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 and sewer 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, not the County of Mesa.

That said owner in recording this plat of MESA VIEW MEADOWS FILING TWO, has designated certain areas of land as Tract A in which the intent of said Tracts is for the use of the homeowners of MESA VIEW MEADOWS FILING TWO as an Ingress, Egress easement and as an easement for utilities such as water lines, sewer lines, gas lines, electric lines, telephone lines and cable television lines. Said areas of land are not dedicated for use by the general public, but are dedicated to the common use of the homeowners in MESA VIEW MEADOWS FILING TWO as more fully provided for in the Declarations of Covenants, Conditions, and Restrictions applicable to MESA VIEW MEADOWS FILING TWO, recorded at the Mesa County Clerk and Recorder's Office in Book 2379 at Pages 522 through 528 inclusive. Said Declarations of Covenants, Conditions, and Restrictions is hereby incorporated and made a part of this plat.

That said owner in recording this plat of MESA VIEW MEADOWS FILING TWO, has designated certain areas of land as Outlot "A", "B", and "C", and the area labeled as "14" open space easement in which the intent of said Outlots and open space are for the use of the homeowners of MESA VIEW MEADOWS FILING TWO as an easement for sidewalks, utilities such as water lines, sewer lines, gas lines, electric lines, telephone lines, cable television lines, irrigation and drainage facilities. Said areas of land are not dedicated for use by the general public, but are dedicated to the common use of the homeowners in MESA VIEW MEADOWS FILING TWO as more fully provided for in the Declarations of Covenants, Conditions, and Restrictions applicable to MESA VIEW MEADOWS FILING TWO, recorded at the Mesa County Clerk and Recorder's Office in Book 2379 at Pages 522 through 528 inclusive. Said Declarations of Covenants, Conditions, and Restrictions is hereby incorporated and made a part of this plat.

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 19th day of December A.D., 1997.

E & E Development, LLC, Jean A. Ely, mgr.
E & E DEVELOPMENT, LLC, JEAN A. ELY.

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 19th day of December A.D., 1997, by Jean A. Ely, of E & E Development, LLC.

My commission expires: 1999

Cindy Ennis-Marty
Notary Public

STATE OF COLORADO)
CLERK AND RECORDERS CERTIFICATE
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 11:44 o'clock A M. this 24th day of

December A.D., 1997, and is duly recorded in Plat Book No. 16, Page 69, 60 + 61

Reception No. 1825715 Drawer No. 00169 Fee \$30.00 / 1.00

Monika Todd BY Quinn Heim
CLERK AND RECORDER DEPUTY

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 22nd day of December A.D., 1997, County Planning Commission of the County of Mesa, Colorado.

Chad Hight
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 22nd day of December A.D., 1997, Board of County Commissioner's of the County of Mesa, Colorado.

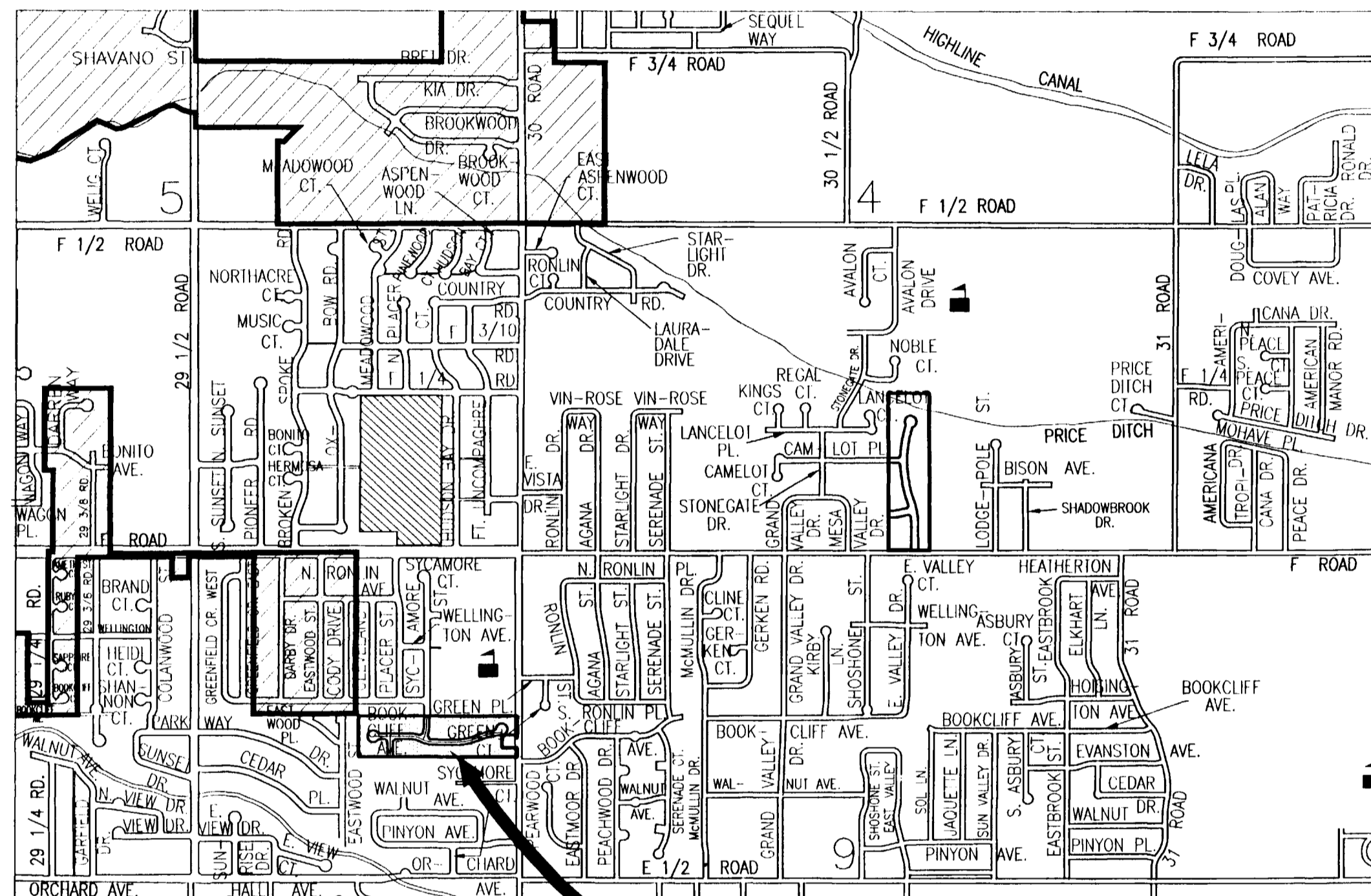
Virginia B. Louora
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of MESA VIEW MEADOWS, FILING TWO, 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

12/19/97
Date



PROJECT
LOCATION

LOCATION MAP
NOT TO SCALE

ENCUMBRANCER'S RATIFICATION AND APPROVAL

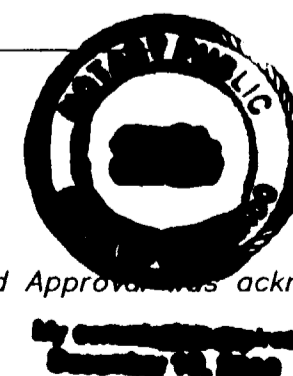
The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of MESA VIEW MEADOWS, FILING TWO.

Mark Foust
MACKFOUST Virginia Foust
VIRGINIA FOUST

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

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 19th day of December A.D., 1997, by

12-16-2000
My commission expires: Jodie L Wright
Notary Public



MESA VIEW MEADOWS, FILING TWO

FINAL PLAT

SITUATED IN THE SE1/4 NE1/4 SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: JEAN ELY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: RM EG
SCALE: 1 IN = 50 FT		DRAWN BY: MEM
DATE: 12/1/97		ACAD ID: MVM2FNC
		SHEET NO. 1 OF 3
		FILE: 97132.2

MESA VIEW MEADOWS FILING TWO

SUNNY MEADOWS SUBDIVISION

FRUITVALE ELEMENTARY SCHOOL

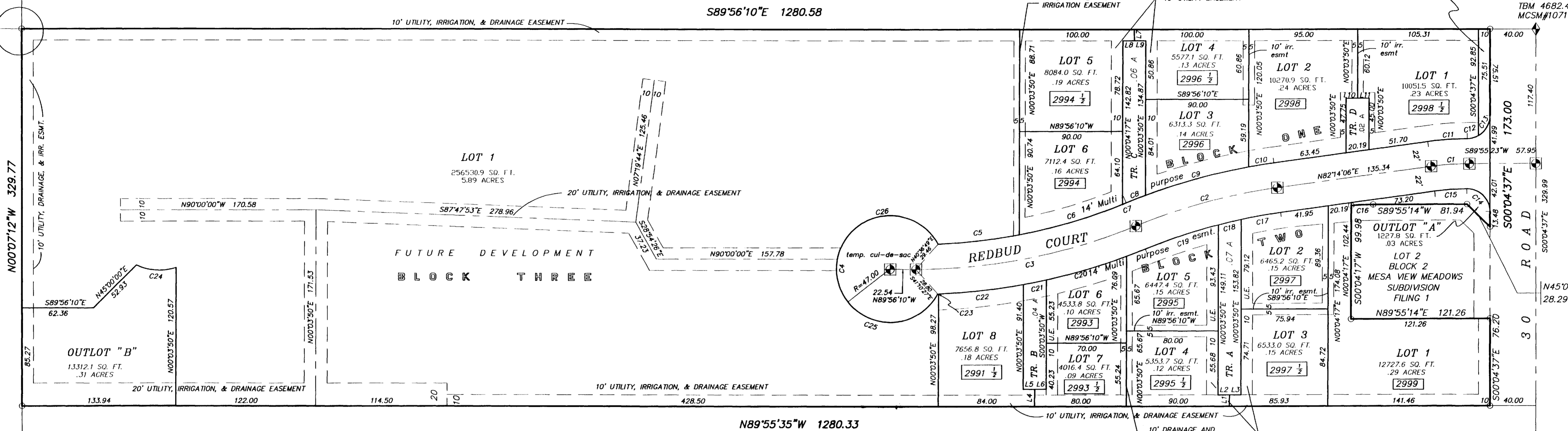
OUTLOT "C"
878.0 SQ. FT.
.02 ACRES

NE CORNER
SE1/4
SECTION 8
T1S, R1E, U.M.
TBM 4682.49
MCSM #1071

NW CORNER
SE1/4 NE1/4
SECTION 8
T1S, R1E, U.M.

SEE
DETAIL "A"

EASTWOOD MOBILE
HOME SUBDIVISION



AREA SUMMARY

LOTS = 8.21 ACRES = 87%
COMMON DRIVEWAYS = 0.19 ACRES = 02%
ROADS = 0.66 ACRES = 07%
OUTLOTS = 0.36 ACRES = 04%
TOTAL = 9.42 ACRES = 100%

N89°53'55"W (BASIS OF BEARINGS)

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE FOR BOUNDARY CORNERS
- ⊥ NO. 5 RE-BAR WITH CAP L.S. 16413 TO BE SET AT ALL LOT CORNERS
- ◆ MESA COUNTY SURVEY MARKER
- ◆ FOUND SURVEY MARKER SET BY OTHERS AS NOTED
- ⊠ NO. 5 RE-BAR W/CAP L.S. 16413 IN MONUMENT BOX

2998 1/2 ADDRESSES

BASIS OF BEARINGS IS BASED ON N89°53'55"W BETWEEN THE SW CORNER OF THE SE1/4 NE1/4 AND THE E1/4 CORNER OF SECTION 8 AS SHOWN ON THE PLAT OF MESA VIEW MEADOWS SUBDIVISION FILING 1.

NOTE: SEE SETBACK PLAT FOR SETBACK INFORMATION.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	250.00	33.55	33.52	N86°04'45"E	07°41'17"	16.80
C2	500.00	128.33	127.98	N74°52'56"E	14°42'21"	64.52
C3	500.00	196.65	195.39	N78°47'48"E	22°32'04"	99.61
C4	47.00	249.48	44.04	N00°17'00"E	304°07'34"	24.92
C5	478.00	71.38	71.32	N83°29'22"E	08°33'23"	35.76
C6	478.00	94.01	93.86	N73°34'37"E	11°16'07"	47.16
C7	478.00	34.45	34.45	N67°44'10"E	00°24'47"	1.72
C8	522.00	18.07	18.07	N68°31'17"E	01°59'02"	9.04
C9	522.00	93.48	93.36	N74°38'37"E	10°15'39"	46.87
C10	522.00	22.42	22.42	N81°00'17"E	02°27'40"	11.21
C11	272.00	34.59	34.56	N85°52'40"E	07°17'07"	17.32
C12	20.00	10.33	10.22	N74°43'18"E	29°35'50"	5.28
C13	20.00	20.94	20.00	N29°55'23"E	60°00'00"	11.55
C14	20.00	31.61	28.42	S45°21'34"E	90°33'55"	20.20
C15	228.00	28.34	28.33	N85°47'47"E	07°07'22"	14.19
C16	224.00	19.10	19.09	N87°28'44"E	04°53'04"	9.55
C17	478.00	34.93	34.92	N80°08'30"E	04°11'12"	17.47
C18	478.00	20.55	20.55	N76°49'01"E	02°27'47"	10.28
C19	478.00	67.21	67.15	N71°33'26"E	08°03'21"	33.66
C20	522.00	73.10	73.04	N73°28'04"E	08°01'26"	36.61
C21	522.00	20.41	20.41	N78°35'59"E	02°14'24"	10.21
C22	522.00	74.51	74.44	N83°48'31"E	08°10'41"	37.32
C23	522.00	.75	.75	N87°56'20"E	00°04'56"	.37
C24	47.00	35.37	34.54	S86°18'37"E	43°07'02"	18.57
C25	47.00	133.00	92.86	S70°42'42"E	162°08'10"	299.05
C26	47.00	116.48	88.88	N81°21'05"E	141°59'24"	136.46

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°03'50"E	10.00
L2	N89°55'35"W	10.00
L3	N89°55'35"W	10.00
L4	N00°03'50"E	15.00
L5	S89°55'35"W	10.00
L6	N89°55'35"W	10.00
L7	N00°03'50"E	10.00
L8	S89°56'10"E	10.00
L9	S89°56'10"E	10.00
L10	N89°56'10"W	10.00
L11	N89°56'10"W	10.00

SW CORNER
SE1/4 NE1/4
SECTION 8
T1S, R1E, U.M.
MCSM #1107

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.

MESA VIEW MEADOWS FILING TWO

FINAL PLAT

SITUATED IN THE SE1/4 NE1/4 SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: JEAN ELY		SURVEYED BY: RM EG
SCALE: 1 IN = 50 FT		DRAWN BY: MEM
DATE: 12/17/97	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: MVM2FIN
		SHEET NO. 2 OF 3
		FILE: 97132.2

MESA VIEW MEADOWS FILING TWO

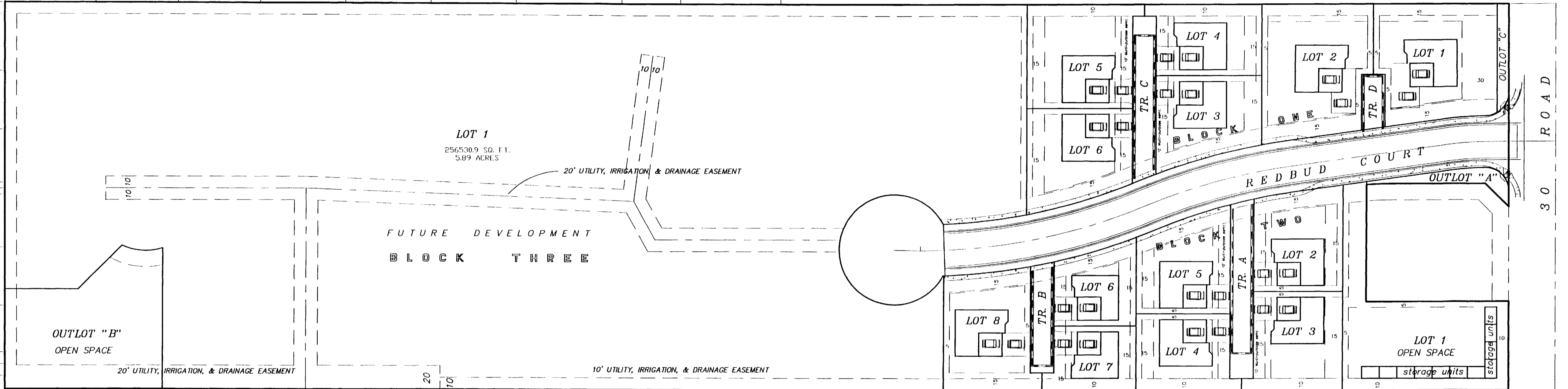
NW CORNER
SE1/4
SECTION 8
T1S, R1E, U.M.

SUNNY MEADOWS SUBDIVISION

FRUITVALE ELEMENTARY SCHOOL

NE CORNER
SE1/4
SECTION 8
T1S, R1E, U.M.

EASTWOOD MOBILE HOME SUBDIVISION

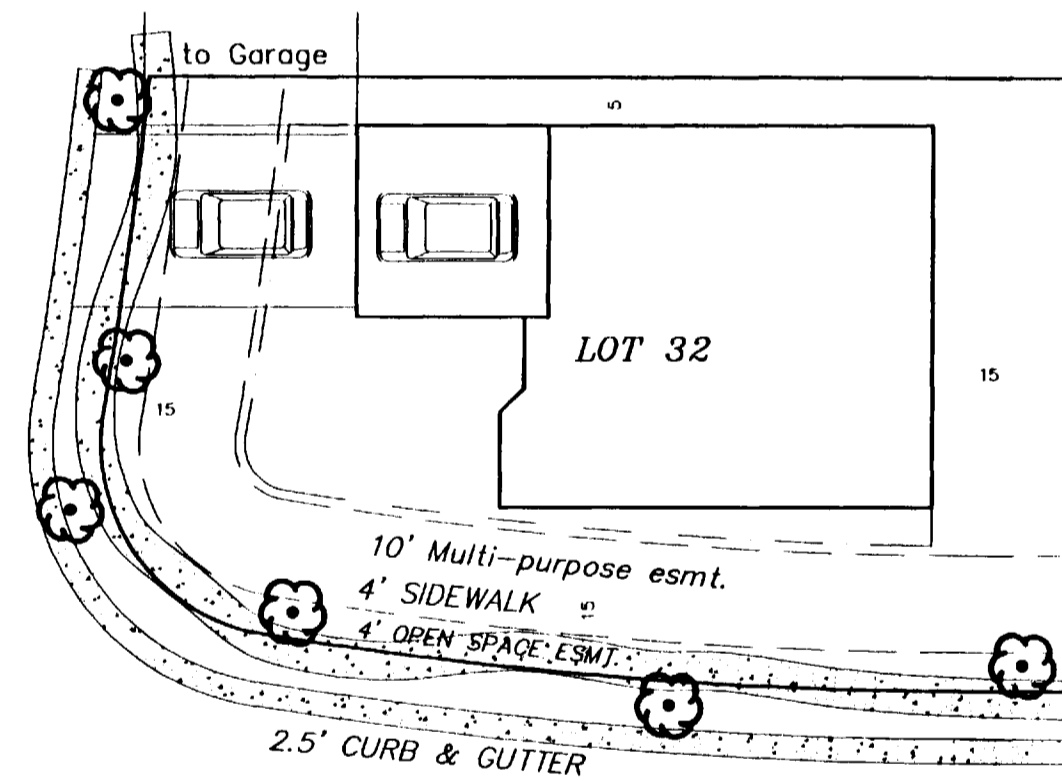


NOTES:

1. SETBACKS ON CORNER LOTS MAY VARY DEPENDING ON THE ORIENTATION OF THE HOUSE AND GARAGE
2. FRONT YARD SETBACK WILL BE A MINIMUM OF 15 FEET TO THE HOUSE AND 20 FOOT MINIMUM TO THE GARAGE.

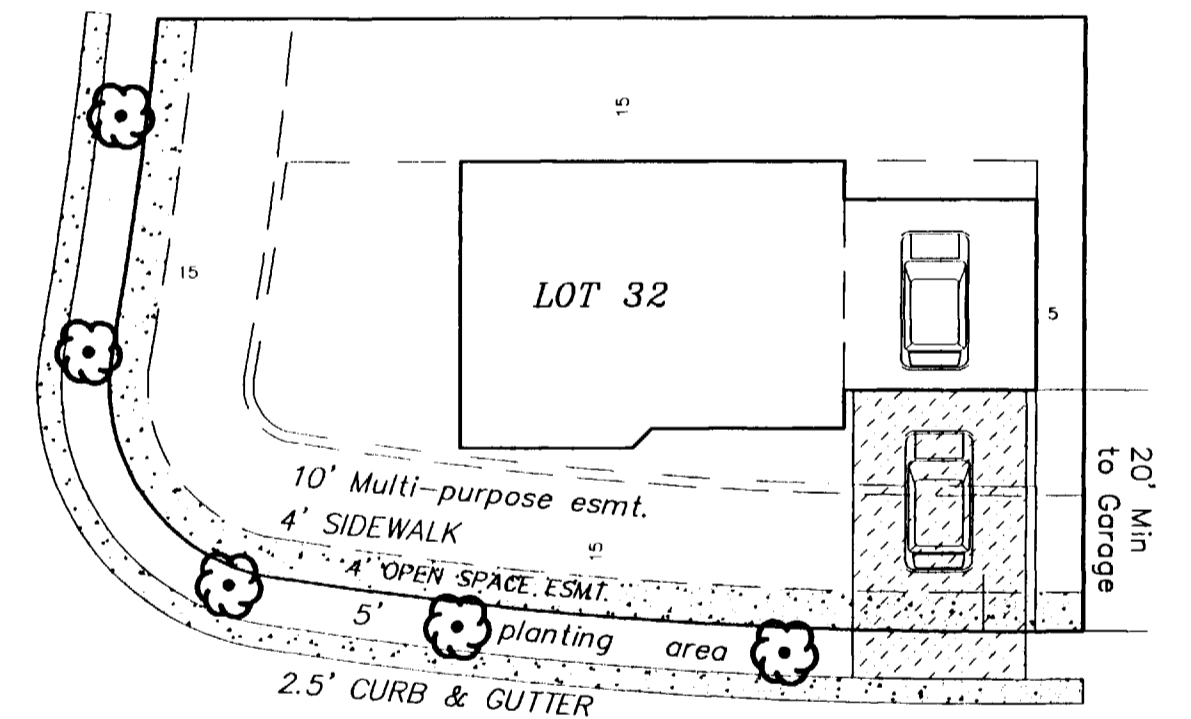
AREA SUMMARY

LOTS = 8.21 ACRES = 87%
COMMON DRIVEWAYS = 0.19 ACRES = 02%
ROADS = 0.66 ACRES = 07%
OUTLOTS = 0.36 ACRES = 04%
TOTAL = 9.42 ACRES = 100%



TYPICAL LOT LAYOUT FOR CORNER LOTS

SIDEWALK AND PLANTING OPTION "A" (TYPICAL)



ALTERNATE LOT LAYOUT FOR CORNER LOTS

SIDEWALK AND PLANTING OPTION "B" (TYPICAL)

SW CORNER
N1/2 SE1/4
SECTION 8
T1S, R1E, U.M.

LEGEND & NOTES

- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- ◆ MESA COUNTY SURVEY MONUMENT
- └ NO. 5 RE-BAR W/CAP L.S. 16413 TO BE SET

SETBACKS

REAR YARD = 10 TO 15 FEET as shown
SIDE YARD = 5 FEET
FRONT YARDS
15 FEET TO HOUSE
20 FEET TO GARAGE
FRONT YARDS FRONTING PRIVATE DRIVES
15 FEET TO HOUSE
20 FEET TO GARAGE

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____ A.D. 199____,
BOARD OF COUNTY COMMISSIONERS of the COUNTY OF MESA, COLORADO

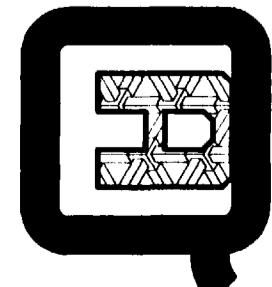
CHAIRMAN

E1/4 CORNER
SECTION 8
T1S, R1E, U.M.

MESA VIEW MEADOWS FILING TWO

SETBACK PLAT

SITUATED IN THE SE1/4 SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: JEAN ELY	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: RM EG
SCALE: 1 IN = 50 FT		DRAWN BY: MEM
DATE: 12/19/97		ACAD ID: MVM2SET
		SHEET NO. 3 OF 3
		FILE: 97132.2