

MONUMENT VILLAGE FILING 4

DEDICATION

That the undersigned, SURF VIEW INC., a California Corporation, is the owner of that real property situated in the NW1/4 and NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows (Original Warranty Deed Book 1251, Pages 420)

A Replat of Block A, Monument Village, as recorded in Plat Book 15, Page 126
DRAWER CC-44

That said owner has caused the said real property to be laid out and surveyed as MONUMENT VILLAGE FILING 4, a subdivision of a part of Mesa County, 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 utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, gas pipe lines, and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

Said owners hereby declare there are no lienholders to herein described property.

IN WITNESS WHEREOF, Claire M Fletcher, President of Surf View, Inc., has caused her name to be hereunto subscribed this 7 day of

July, A.D. 1996
Claire M. Fletcher President
SURF VIEW, INC., a California Corporation
By, Claire M Fletcher, President

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }ss

The foregoing instrument was acknowledged before me this 9th day of July, A.D., 1996

My Commission Expires 9-17-99

Witness my hand and official seal

Teresa Kleins
Notary Public



IN WITNESS WHEREOF, David L Fletcher, Vice President of Surf View, Inc., has caused his name to be hereunto subscribed this 11 day of

July, A.D. 1996
David L. Fletcher
SURF VIEW, INC., a California Corporation
By, David L Fletcher, Vice President

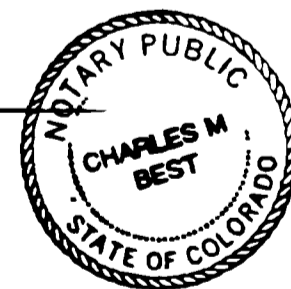
STATE OF COLORADO }
COUNTY OF MESA }ss

The foregoing instrument was acknowledged before me this 11 day of July, A.D., 1996

My Commission Expires Oct. 9, 1999

Witness my hand and official seal

Charles M. Best
Notary Public



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25 day of July, A.D., 1996, by the County Planning Commission of the County of Mesa, State of Colorado

Thomas R. Benter
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 26th day of July, A.D., 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado

Kathryn H. Hall
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:30 o'clock P. M., July 26, A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 131 & 132

1765619
Reception No

CC 47
Drawer No

Fee 20⁰⁰ 1⁰⁰

Monika Todd
Clerk and Recorder

By Alex Senniger
Deputy

The Declaration of Covenants and Restrictions are recorded in Book 2248, Page 151, Mesa County Records

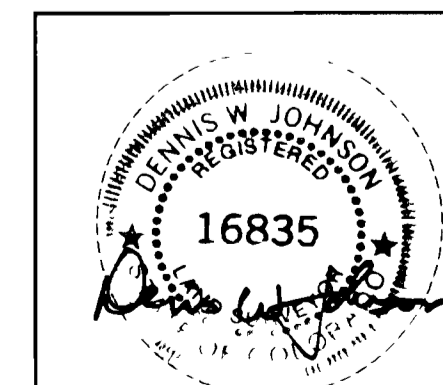
BENCHMARK
FOUND NO 5 REBAR IN ASPHALT DRIVE
AT THE N.E. CORNER OF SAFEWAY AS
ESTABLISHED BY LEVEL LOOP FROM COUNTY
GPS REF MARKER P152 AT THE NE CORNER
OF SEC 23 T11S R101W 6th P.M. MGS# 235
ELEVATION = 4635.25 (NAVD '88)

Located in the NW1/4 & NE1/4 of Section 23 T11S R101W 6th PM

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VILLAGE FILING NO 4 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge

Certified this 2nd day of July, 1996



DENNIS W JOHNSON
COLORADO REGISTERED SURVEYOR
P.L.S. No 16835

MONUMENT VILLAGE FILING 4
A Replat of Block A,
Monument Village
Mesa County, Colorado

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ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION COLORADO 81501 (970) 244-9180

PROJECT NO 93034	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE APRIL 1996	JF/LD	RSK		1	2

MONUMENT VILLAGE FILING NO. 4

Eugene B Fletcher, Inc

CENTERLINE LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 86 00'59" W	6 06'

CENTERLINE CURVE TABLE

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
CL1	16 06'27"	859.77	241.71'	121.66'	N 08 00'18" E	240.91'
CL2	04 01'56"	859.77	60.51'	30.27'	N 01 58'03" E	60.50'
CL3	12 04'31"	859.77	181.20'	90.94'	N 10 01'17" E	180.86'
CL4	33 42'57"	200.00'	117.69'	60.60'	N 77 07'33" E	116.00'
CL5	29 43'37"	192.67'	99.96'	51.13'	S 45 24'16" W	98.85'
CL6	29 41'01"	200.00'	103.62'	53.00'	N 75 06'35" E	102.46'

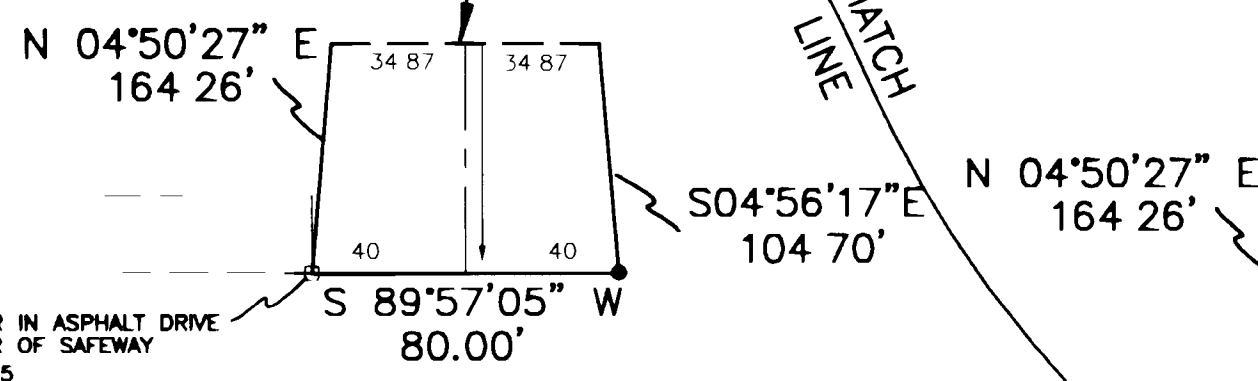
LOT LINE CURVE TABLE

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	14 53'37"	222.00'	57.71'	29.02'	N 78 54'17" E	57.55'
C2	11 11'24"	222.00'	43.36'	21.75'	N 65 51'46" E	43.29'
C3	23 51'57"	178.00'	74.14'	37.62'	N 72 12'03" E	73.61'
C4	51 51'20"	20.00'	18.10'	9.72'	N 86 11'44" E	17.49'
C5	111 01'23"	48.00'	93.01'	69.87'	N 56 36'42" E	79.13'
C6	145 00'43"	48.00'	121.49'	152.29'	S 71 24'21" E	91.56'
C7	27 40'33"	48.00'	23.19'	11.82'	N 22 15'01" E	22.96'
C8	51 51'20"	20.00'	18.10'	9.72'	S 34 20'24" W	17.49'
C9	01 00'30"	833.77'	14.67'	7.34'	N 00 27'20" E	14.67'
C10	16 20'12"	222.00'	63.30'	31.87'	N 75 03'56" E	63.08'
C11	06 37'46"	222.00'	25.69'	12.86'	N 63 34'57" E	25.67'
C12	15 50'45"	214.67'	59.37'	29.88'	S 52 20'42" W	59.18'
C13	13 52'52"	214.67'	52.01'	26.13'	S 37 28'53" W	51.88'
C14	76 23'28"	20.00'	26.67'	15.74'	N 68 44'11" E	24.73'
C15	102 06'55"	48.00'	85.55'	59.40'	N 55 52'27" E	74.67'
C16	108 44'18"	48.00'	91.10'	66.97'	S 49 33'09" E	78.03'
C17	45 32'15"	48.00'	38.15'	20.15'	N 53 18'35" E	37.15'
C18	29 43'37"	170.67'	88.55'	45.30'	S 45 24'16" W	87.56'
C19	15 54'58"	178.00'	49.45'	24.88'	N 68 13'33" E	49.29'
C20	08 13'26"	833.77'	119.67'	59.94'	N 11 56'49" E	119.57'

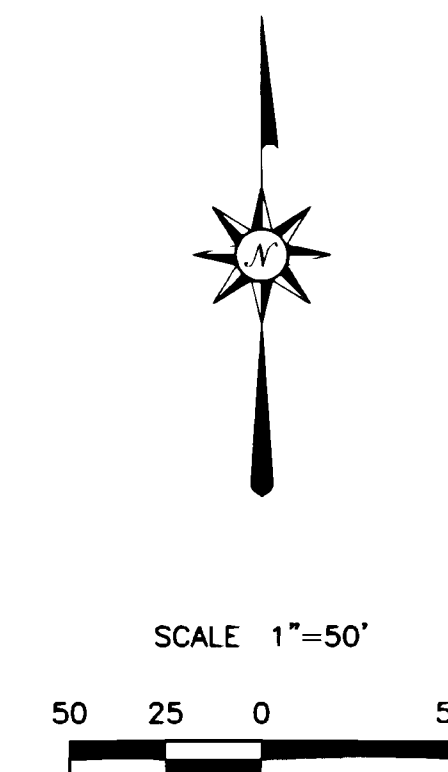
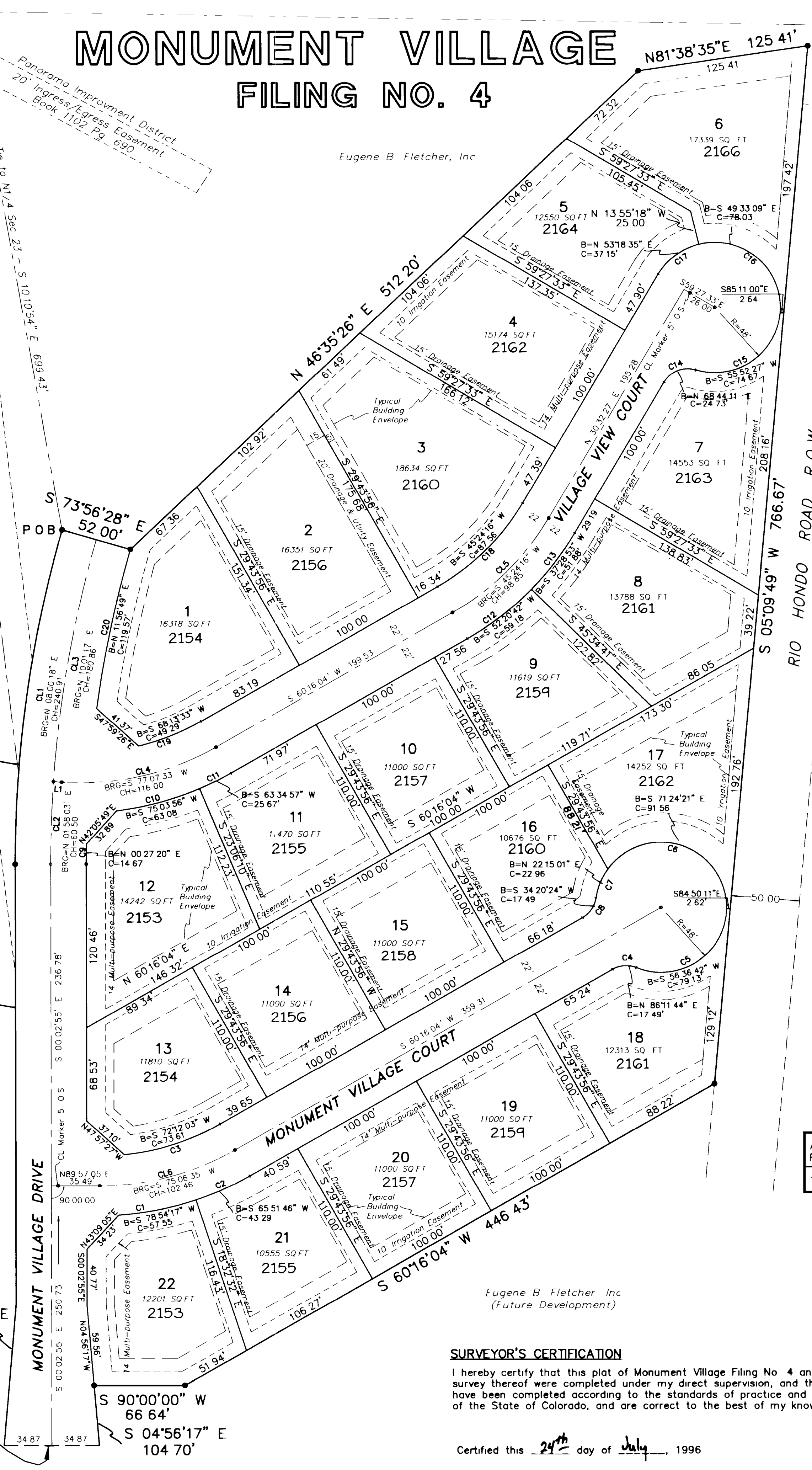
D=16'06'27"
R=885.77'
L=249.01'
T=125.33'
BRG=N 08'00'18" E
CH=248.20'

Eugene B Fletcher Inc
(Future Development)

N 00'02'55" W
324.06'



BENCHMARK
FOUND NO 5 REBAR IN ASPHALT DRIVE
AT THE NE CORNER OF SAFEWAY
ELEVATION = 4635.25



LEGEND

- ⊙ MESA COUNTY OR BLM SURVEY MARKER
- SET CENTERLINE MONUMENT PER CODE (5' Offset On Line to Avoid Manholes)
- SET ALUMINUM CAP ON No 5 REBAR, PLS 16835 IN CONCRETE, PER CODE
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS TO COMPLY WITH CODE

BASIS OF BEARINGS

Basis of bearings assume the North line of the NW1/4 of Section 23 to bear N 89°21'00" W 2641.27 feet, as described in deed for right-of-way to Mesa County, Book 1093, Page 757 Both monuments on this line are Mesa County Markers as shown on the accompanying plat

Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"

BENCHMARK
FOUND NO 5 REBAR IN ASPHALT DRIVE AT THE NE CORNER OF SAFEWAY AS ESTABLISHED BY LEVEL LOOP FROM COUNTY GPS REF MARKER P152 AT THE NE CORNER OF SEC 23 T11S R101W 6th PM MCSM #235 ELEVATION = 4635.25 (NAVD '88)

AREA SUMMARY

AREA IN LOTS =	6 631 Acres	74.39%
ROAD ROW =	2 283 Acres	25.61%
TOTAL =	8 914 Acres	100.00%

MINIMUM SETBACK REQUIREMENTS

PRINCIPAL BUILDING	
Front	20 Feet
Side	10 Feet
Rear	20 Feet
ACCESSORY BUILDING	
Front	Rear 1/2 of Lot
Side	5 Feet
Rear	5 Feet

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of Monument Village Filing No 4 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge

Certified this 24th day of July, 1996

Located in the NW1/4 & NE1/4 Section 23 T11S R101W 6th PM

MONUMENT VILLAGE FILING NO. 4

A Replat of Block A,
Monument Village
Mesa County, Colorado

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DATE APRIL 1996	JF/LD	RSK		2	2

DENNIS W JOHNSON
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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 CERTIFICATION SHOWN HEREON