

QUAIL ESTATES REPLAT NO.1

A REPLAT OF LOTS 2 AND 3 QUAIL ESTATES SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, ANN C. MOSS AND LEE W. WALDREP ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND IS DESCRIBED IN BOOK 1160 AT PAGE 57 AND BOOK 1377 AT PAGE 212 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE AND BEING SITUATED IN PART OF TRACT 39 SECTION 35, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO AS SHOWN ON THE ACCOMPANYING PLAT SAID PROPERTY BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 QUAIL ESTATES, MESA COUNTY, COLORADO

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE Laid Out AND SURVEYED AS QUAIL ESTATES REPLAT NO. 1, A REPLAT OF LOT 2 AND 3 QUAIL ESTATES A SUBDIVISION OF A PART OF MESA COUNTY, STATE OF COLORADO

THAT SAID OWNERS DO 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 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 PAID FOR BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE AFFIXED TO THIS INSTRUMENT SUBSCRIBED THIS 6th DAY OF April 1991

Ann C. Moss ANN C. MOSS
Lee W. Waldrep LEE W. WALDREP

DISTRICT OF COLUMBIA)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE 6th DAY OF April A.D. 1991 BY LEE W. WALDREP

April 14, 1991 MY COMMISSION EXPIRES Ann M. Bledsoe NOTARY PUBLIC

STATE OF COLORADO)

COUNTY OF MESA)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF April A.D. 1991 BY ANN C. MOSS

May 31, 1992 MY COMMISSION EXPIRES Ann M. Bledsoe NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) SS Michelle L. D. By Michelle L. D.
COUNTY OF MESA) Records Recorder Michelle L. D.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 5:11 O'CLOCK P. M. THIS 31st DAY OF April 1991, AND IS DULY RECORDED IN PLAT BOOK NO. 13 PAGE 514 DRAWER J101

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 24th DAY OF April A.D. 1991

David C. Brown CHAIRMAN

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS 24th DAY OF April 1991

John M. D. Brown CHAIRMAN

SURVEYOR'S CERTIFICATE

I, MILLARD WALTER ELDRIDGE, CERTIFY THAT THE ACCOMPANYING PLAT OF QUAIL ESTATES REPLAT NO. 1, A REPLAT OF LOTS 2 AND 3 QUAIL ESTATES 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

Millard Walter Eldridge April 10, 1991
MILLARD WALTER ELDRIDGE, M.A.P., INC. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 11980

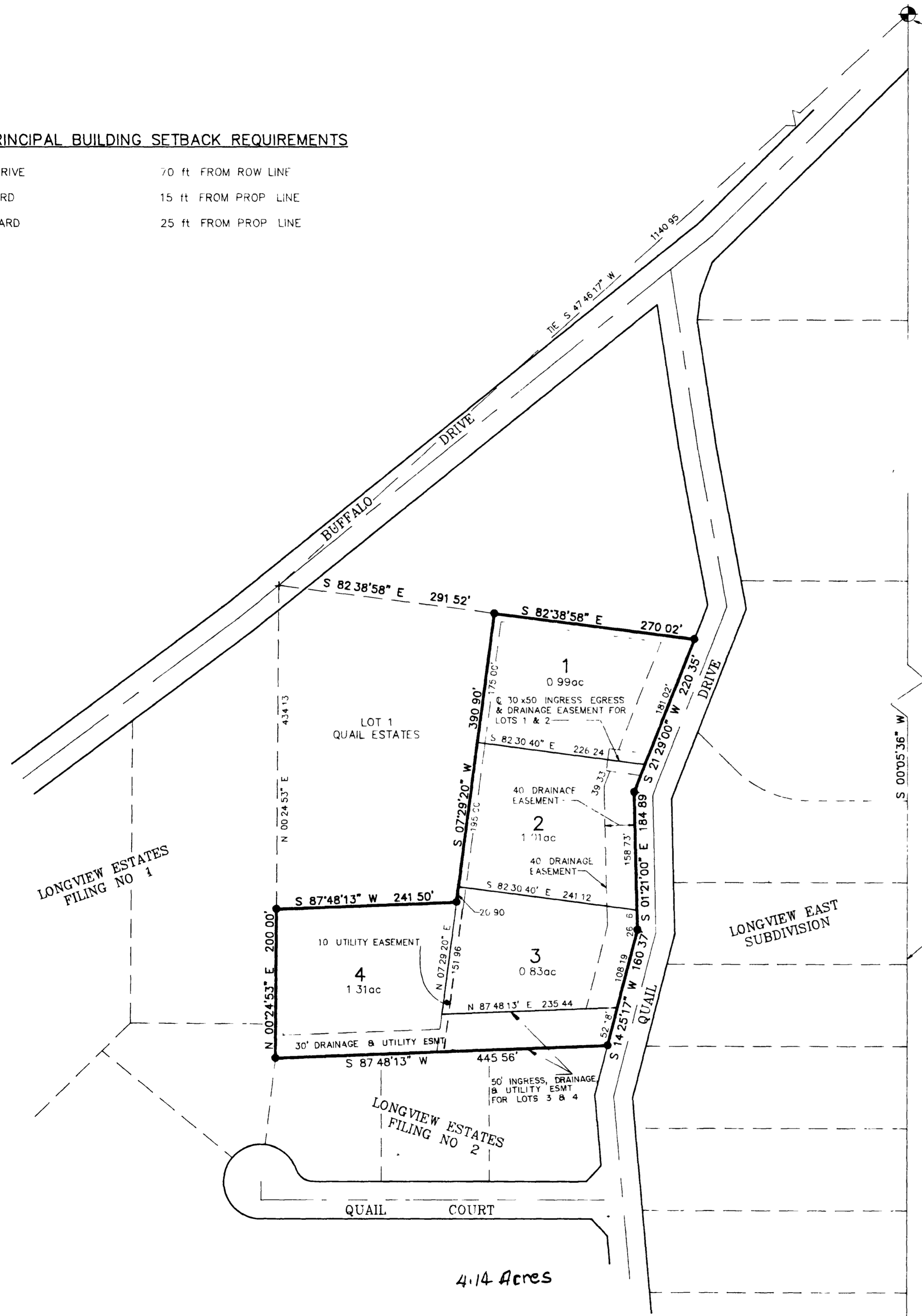
UTILITIES COORDINATING COMMITTEE

APPROVED THIS 10th DAY OF APRIL 1991

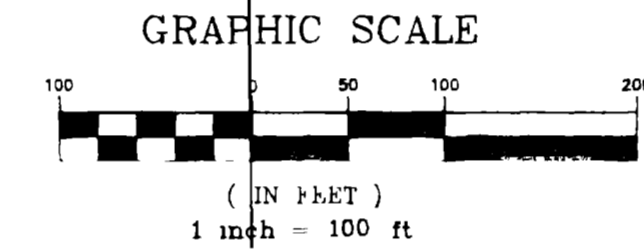
John L. Balleggh CHAIRMAN

MINIMUM PRINCIPAL BUILDING SETBACK REQUIREMENTS

QUAIL DRIVE	70 ft FROM ROW LINE
SIDE YARD	15 ft FROM PROP LINE
REAR YARD	25 ft FROM PROP LINE



NE CORNER
TRACT 39
SECTION 35
T11S, R101W
GLO BRASS CAP
ELEV = 4831.63



EAST LINE OF TRACT 39
ORIGIN OF BEARINGS

NW CORNER
TRACT 74
GLO BRASS CAP

SE CORNER
TRACT 39
SECTION 35
T11S, R101W
GLO BRASS CAP

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.

QUAIL ESTATES REPLAT NO.1

A REPLAT OF LOTS 2 & 3 OF QUAIL ESTATES SUBDIVISION

LOCATED IN PART OF TRACT 39 SECT 35 T11S, R101W 6th
MESA COUNTY, COLORADO

File