

STONEGATE SUBDIVISION

A REPLAT OF TRACTS A, B and C, MESA VALLEY ESTATES
MESA COUNTY, COLORADO

KNOW ALL MEN THESE PRESENTS

That the undersigned, J P WHITE CONSTRUCTION COMPANY, A COLORADO CORPORATION, are the owners of a parcel of land situated in the Southeast 1/4 Southwest 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows:

Tracts A, B, and C MESA VALLEY ESTATES, Mesa County, Colorado

That said Owners have caused the said real property to be laid out and surveyed as STONEGATE SUBDIVISION A Replat of Tracts A, B, and C MESA VALLEY ESTATES, Mesa County, Colorado

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate 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 subsequent maintenance of utilities, irrigation and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5th day of April A D 1990

Darlena Moncrief
Darlena Moncrief (President J P White Construction Company)

J P White
J P White (Secretary J P White Construction Company)

UNITED BANK OF GRAND JUNCTION DOWNTOWN
135 N. 2nd Street, Grand Junction, CO 81501
Notary Public

STATE OF COLORADO)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of April A D 1990 by Darlena Moncrief and J P White
My commission expires 4/25/94. Witness my hand and seal

Theresa A. Thurman
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 12:25 o'clock P M, this 20th day of April AD 1990 and is duly recorded as Reception Number 1540066 in Plat Book 13 at Page 462 thru --- inclusive
Mesa County Clerk & Recorder, Paul Sawyer J-56
MESA COUNTY BOARD OF COMMISSIONER'S
Approved this 20 day of APRIL AD 1990.

Chairperson
COUNTY PLANNING COMMISSIONER'S CERTIFICATE
Approved this 13 day of April AD 1990
COUNTY PLANNING COMMISSIONERS, MESA COUNTY, COLORADO

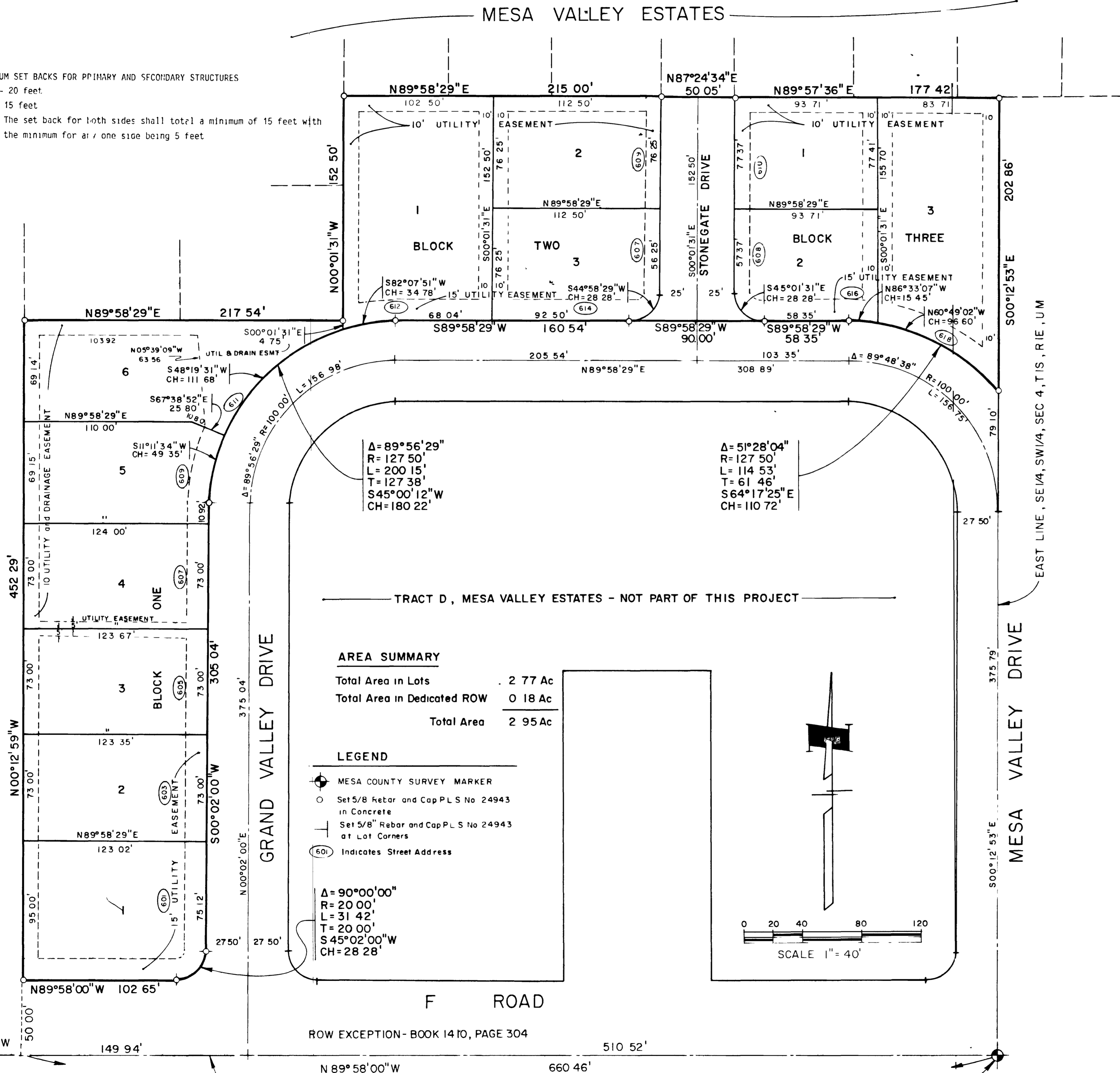
Chairperson
UTILITIES COORDINATING COMMITTEE
Richard D. Kuller 4/1/90

SURVEYOR'S CERTIFICATE
I Cecil D Caster, do hereby certify that the accompanying plat of STONEGATE SUBDIVISION a Replat of Tracts A, B, and C Mesa Valley Estates, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same

4-6-90
Date
Cecil D. Caster
Cecil D. Caster
Registered Professional Land Surveyor
P. L. S. Number 2494

COVENANTS RECORDED IN BOOK 1784 PAGE 303-305 AT RECEPTION NO 1540069 OF THE MESA COUNTY CLERK AND RECORDER

MINIMUM SET BACKS FOR PRIMARY AND SECONDARY STRUCTURES
Front- 20 feet
Rear- 15 feet
Side- The set back for both sides shall total a minimum of 15 feet with the minimum for any one side being 5 feet

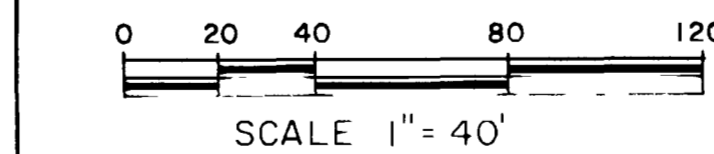


AREA SUMMARY

Total Area in Lots	2.77 Ac
Total Area in Dedicated ROW	0.18 Ac
Total Area	2.95 Ac

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - Set 5/8 Rebar and Cap P.L.S No 24943 in Concrete
 - Set 5/8" Rebar and Cap P.L.S No 24943 at Lot Corners
 - (60) Indicates Street Address

$\Delta = 90^{\circ}00'00''$
 $R = 200'$
 $L = 31'42''$
 $T = 20'00''$
 $S45^{\circ}02'00''W$
 $CH = 28'28''$



WEST 1/16 SOUTH BDRY SECTION 4 T1S, R1E, U1M

SOUTH LINE, SE 1/4, SW 1/4, SEC 4, T1S, R1E, U1M (BASIS OF BEARINGS)

S 1/4 CORNER SECTION 4 T1S, R1E, U1M Bench Mark EI = 4710 35'

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 herein

 ROLLAND ENGINEERING 518 28 Road Suite B-103 Grand Junction, Colorado 81501 (303) 243-8300	NO	DATE	REVISION	BY
	STONEGATE SUBDIVISION AREPLAT OF TRACTS A, B and C, MESA VALLEY ESTATES Mesa County, Colorado			
DESIGNED CDC	CHECKED TDR	JOB NO	SHEET 2 OF 6	
DRAWN ADH	DATE JAN, 1990			