

# STONEGATE II SUBDIVISION

STONEGATE FILING NO. 2 SUBDIVISION  
PLAT BOOK 15, PAGE 495

## DEDICATION

That the undersigned Theodore E. Albers and B. Maxine Albers, are the owners of that real property situated in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 980, Page 96.

COMMENCING at the South Quarter corner of Section 4, Township 1 South, Range 1 East, of the Ute Meridian; thence South 89°57'22" East (S 89°57'22" E), a distance of 330.36 feet; thence North 00°12'23" West (N 00°12'23" W), a distance of 50.00 feet to the POINT OF BEGINNING;

Thence North 89°57'22" West (N 89°57'22" W), a distance of 284.95 feet; thence along the arc of a curve to the right a distance of 31.33 feet, having a radius of 20.00 feet, a delta angle of 89°44'29", a chord that bears North 45°05'07" West (N 45°05'07" W), a distance of 28.22 feet; thence North 00°12'53" West (N 00°12'53" W), a distance of 328.48 feet; thence along the arc of a non-tangent curve to the left a distance of 62.71 feet, having a radius of 127.50 feet, a delta angle of 28°10'50", and a chord that bears North 24°28'01" West (N 24°28'01" W), a distance of 62.08 feet; thence North 00°12'53" West (N 00°12'53" W), a distance of 202.86 feet; thence North 89°57'36" East (N 89°57'36" E), a distance of 330.45 feet; thence South 00°12'23" East (S 00°12'23" E), a distance of 608.23 feet to the POINT OF BEGINNING.  
Said parcel containing 4.386 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as STONEGATE II SUBDIVISION, a subdivision of a part of Mesa County, 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 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.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 9th day of February, A.D. 1996.

*Theodore E. Albers*     *B. Maxine Albers*  
Theodore E. Albers     B. Maxine Albers

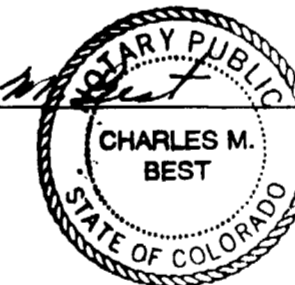
STATE OF COLORADO)ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me by Theodore E. Albers and B. Maxine Albers this 9 day of Feb, A.D., 1996.

Witness my hand and official seal

*Charles M. Best*  
Notary Public

My Commission Expires 10-9-1999



## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26th day of June, A.D., 1996, by the County Planning Commission of the County of Mesa, State of Colorado.

*Thomas R. Benton*  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of July, A.D., 1996, by the Board of County Commissioners of the County of Mesa, State of Colorado.

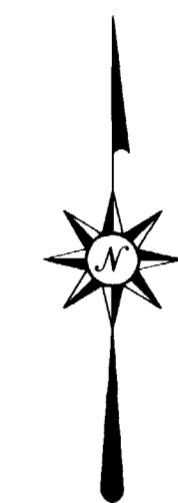
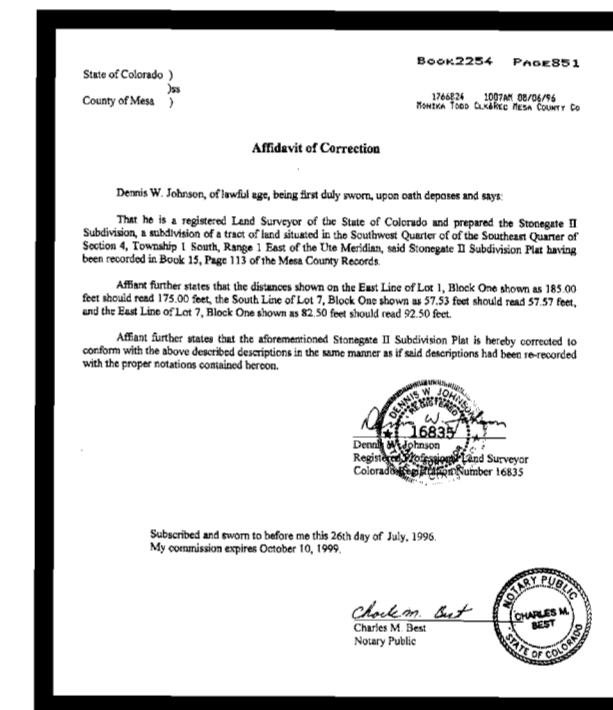
*Kathryn H. Hall*  
Chairman

## CLERK AND RECORDER'S CERTIFICATE

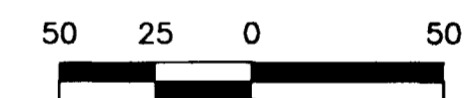
STATE OF COLORADO)  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 9:40 o'clock A.M. July, 11th, A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 113 Reception No. 1763845  
CC 32 Fee 10.00 1.25  
Drawer No.

*Monica Todd*  
Clerk and Recorder

By: *Oliver Hume*  
Deputy



SCALE: 1"=50'



## LEGEND

- ⊕ MESA COUNTY OR BLM SURVEY MARKER
  - CENTERLINE MONUMENTS
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
  - (R) RECORD MEASUREMENT
  - FOUND PROPERTY CORNER, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR, PLS 16835, TO BE SET AT ALL LOT CORNERS

## BASIS OF BEARINGS

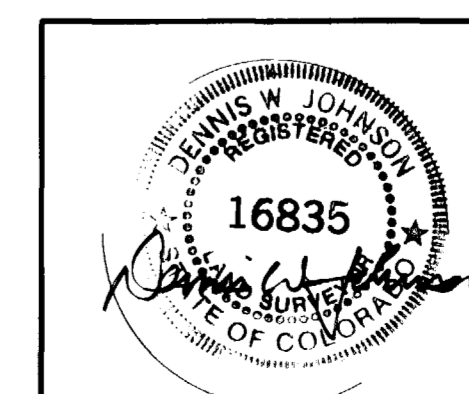
Basis of bearings assume the South line of the SE1/4 SW1/4 of Section 4 to bear N 89°58'00" W, 660.64 feet. Both markers this line are Mesa County Survey Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Western Colorado Title Company - Title Commitment No. 95-7-64K

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".

The Declaration of Covenants and Restrictions are recorded in Book 2207, Page 442, Mesa County Records.

Located in the SW1/4 SE1/4 Section 4, T1S, R1E, UTE M.



**STONEGATE II SUBDIVISION**  
A Part of the SW1/4S E1/4  
SECTION 4, T1S, R1E,  
UTE MERIDIAN, MESA COUNTY, CO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS

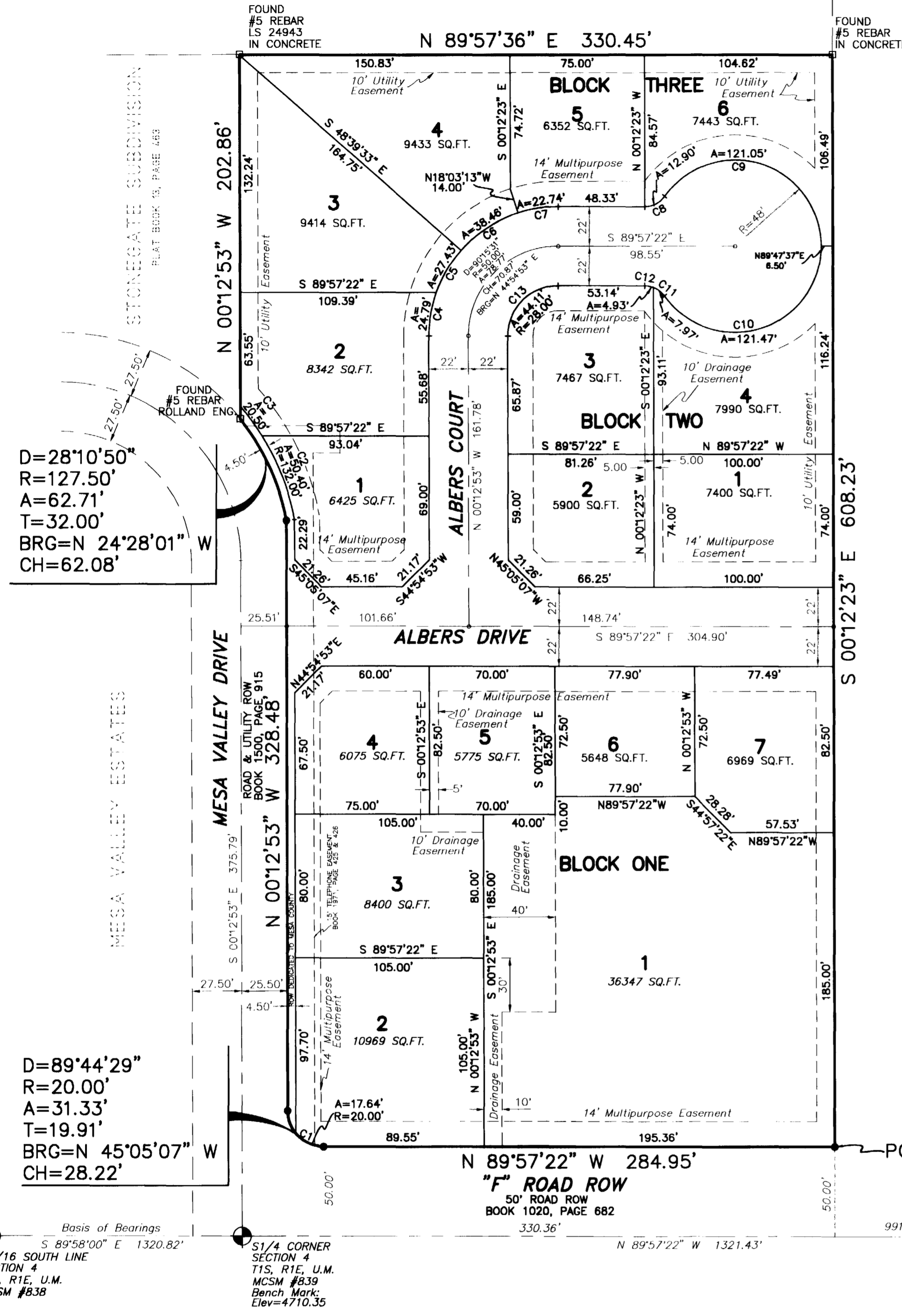
DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 16835

250 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 244-9180  
PROJECT NO. 95020 SUR. BY: DRAWN CHECKED SHEET OF  
DATE: JAN., 1996 LD/BN DWJ/RSK 1 1

## SURVEYOR'S CERTIFICATION

I hereby certify that this plat of STONEGATE II SUBDIVISION 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 9th day of Feb, 1996



## LOT CURVE TABLE

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	50°32'47"	20.00'	17.64'	9.44'	S 64°40'58"	17.08'
C2	21°52'34"	132.00'	50.40'	25.51'	S 21°07'36"	50.09'
C3	08°53'56"	132.00'	20.50'	10.27'	S 36°30'51"	20.48'
C4	19°43'48"	72.00'	24.79'	12.52'	N 09°39'01"	24.67'
C5	21°49'33"	72.00'	27.43'	13.88'	N 30°25'41"	27.26'
C6	30°36'20"	72.00'	38.46'	19.70'	N 56°38'37"	38.00'
C7	18°05'51"	72.00'	22.74'	11.47'	N 80°59'43"	22.65'
C8	54°44'37"	13.50'	12.90'	6.99'	N 62°40'20"	12.41'
C9	144°29'36"	48.00'	121.05'	149.92'	S 72°27'11"	91.43'
C10	144°59'38"	48.00'	121.47'	152.21'	N 72°17'26"	91.56'
C11	33°49'46"	13.50'	7.97'	4.11'	S 52°07'38"	7.86'
C12	20°54'51"	13.50'	4.93'	2.49'	N 79°29'56"	4.90'
C13	90°15'31"	28.00'	44.11'	28.13'	N 44°54'53"	39.69'

### AREA SUMMARY

LOTS	= 3.665 Acres	83.56%
ROAD ROW	= 0.721 Acres	16.44%
TOTAL	= 4.386 Acres	100.00%

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.