

COTTAGE MEADOWS FILING TWO
A Replat of Lots 9 and 10, Block Three, Cottage Meadows

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Redland Partners, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2326 at Page 861 of the Mesa County Clerk and Recorders Office, and being situated in the E1/2 W1/2 SW1/4 SE1/4 Section 4, 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:

Lots 9 & 10, Block Three, Cottage Meadows as recorded in the Mesa County Clerk and Recorder's Office.

That said owner has caused the said real property to be laid out and surveyed as COTTAGE MEADOWS FILING TWO, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
All Streets and Rights-of-Way to the use of the public forever;
Outlot "A" to the Homeowners Association hereby platted for the purpose of Open Space and recreational use;
Outlot "A" as a Detention Easement to the Homeowners Association hereby platted for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

All Multi-Purpose Easements for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
All Utility Easements for the use of public utilities as perpetual easements for the installation, operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;
All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation Systems;
All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, and emergency vehicles;
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.
The undersigned hereby certifies that there are no liens against this property.

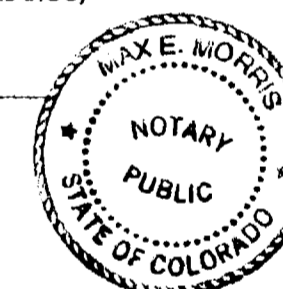
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 2ND day of JUNE A.D., 1998.

Ronald A. Abelo
Ronald A. Abelo, President of Chaparel West, Inc., a General Partner of Redland Partners.

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

The foregoing instrument was acknowledged before me this 2ND day of JUNE A.D., 1998 by Ronald A. Abelo, President of Chaparel West, Inc., a General Partner of Redland Partners.

11/10/98
My commission expires: Notary Public



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9TH day of JUNE A.D., 1998 County Planning Commission of the County of Mesa, Colorado.

Chairman [Signature]

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 12TH day of JUNE A.D., 1998 Board of County Commissioner's of the County of Mesa, Colorado.

Chairman James R. Baughman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of COTTAGE 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
6/2/98
Date



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:23 o'clock P. m.
this 11th day of JUNE A.D., 1998, and is duly recorded in Plat Book
No. 110, Page 193 & 194
Reception No. 1850915 Drawer No. FF94 Fees \$20.00 1.00

Mona Todd Mesa County Clerk + Recorder
Wm Hemick Deputy Clerk

COTTAGE MEADOWS FILING TWO
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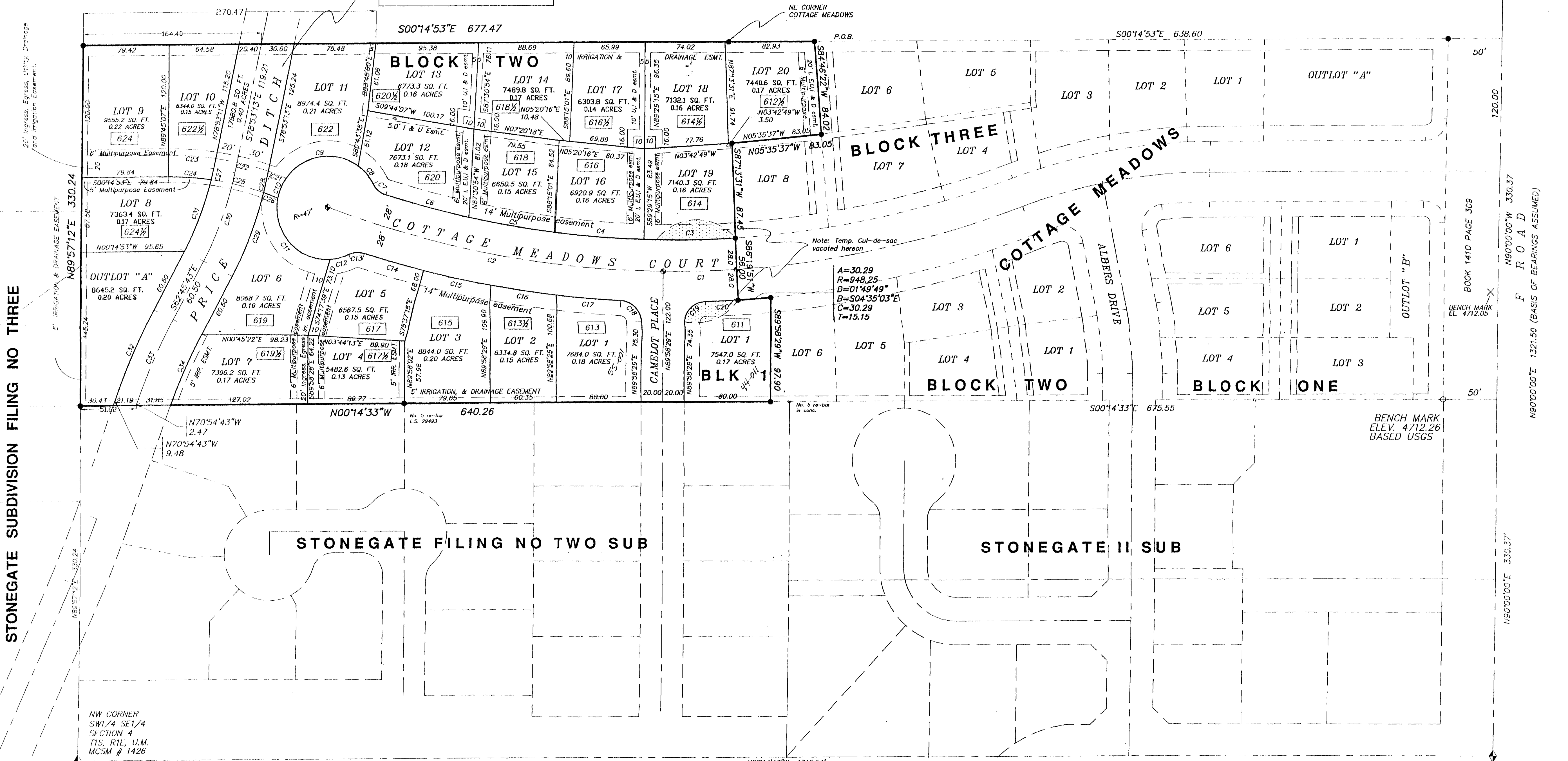
FINAL PLAT		
Located in SW1/4 SE1/4 Section 4, T1S, R1E, Ute Meridian		
FOR: Redland Partners	Q.E.D. SURVEYING SYSTEMS INC. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: n/u DRAWN BY: MLM ACAD ID: Cott2fin1
SCALE: 1" = 50'		SHEET NO. 1 OF 2
DATE: 5/26/98		FILE: 96308

COTTAGE MEADOWS FILING TWO

A Replat of Lots 9 and 10, Block Three, Cottage Meadows

EAST 1/4 CORNER
SOUTH LINE
SECTION 4
T1S, R1E, U.M.
MCSM #835-1

IRRIGATION EASEMENT
BASED ON WESTERN ENGINEERS MAP
OF THE PRICE DITCH
PAGE 27 OF 30 DATED 4/23/75



STONEGATE SUBDIVISION FILING NO THREE

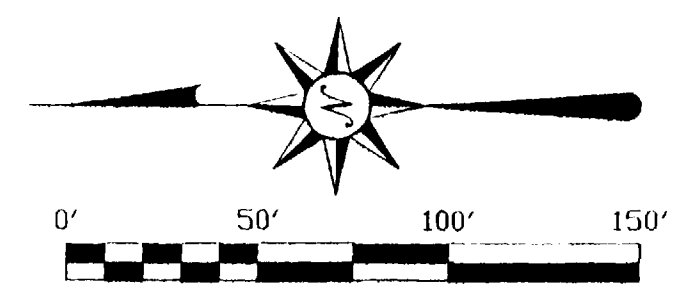
BOOK 1410 PAGE 309
BENCH MARK
EL. 4712.05
N90°00'00"W 330.37
N80°00'00"E 1321.50 (BASIS OF BEARINGS ASSUMED)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	920.25	68.07	68.05	S01°33'01"E	04°14'16"	34.05
C2	920.25	319.74	318.13	S10°31'21"W	19°54'27"	161.50
C3	892.25	84.62	84.59	S00°57'08"E	05°26'02"	42.34
C4	892.25	83.63	83.60	S04°27'00"W	05°22'13"	41.85
C5	892.25	81.03	81.00	S09°44'12"W	05°12'12"	40.54
C6	892.25	80.17	80.14	S14°54'45"W	05°08'53"	40.11
C7	20.00	15.97	15.55	S44°21'51"W	45°45'19"	8.44
C8	47.00	22.12	21.91	S44°45'38"W	26°57'45"	11.27
C9	47.00	75.20	67.43	S03°33'25"E	91°40'21"	48.39
C10	47.00	20.15	20.00	S67°40'41"E	24°34'09"	10.23
C11	47.00	84.95	73.85	S48°15'26"W	103°33'37"	59.68
C12	47.00	17.78	17.68	S14°21'43"E	21°40'42"	9.00
C13	20.00	14.95	14.61	S03°46'53"E	42°50'23"	7.85
C14	948.25	57.31	57.30	S15°54'26"W	03°27'46"	28.66
C15	948.25	64.21	64.20	S12°14'09"W	03°52'48"	32.12
C16	948.25	61.03	61.02	S08°27'08"W	03°41'16"	30.53
C17	948.25	61.25	61.24	S04°45'28"W	03°42'03"	30.63
C18	20.00	30.39	27.55	S48°28'28"W	87°04'02"	19.00
C19	20.00	30.79	27.84	S45°55'36"E	88°11'50"	19.38
C20	948.25	30.47	30.47	S02°44'55"E	01°50'28"	15.24
C21	261.53	17.89	17.89	S20°43'24"W	03°38'26"	8.95
C22	261.53	50.12	50.06	S13°48'10"W	101°20'02"	25.13
C23	261.53	43.98	43.93	S04°13'38"W	08°57'02"	22.03
C24	261.53	39.82	39.79	S04°06'51"W	08°43'30"	19.95
C25	261.53	50.08	50.00	S13°57'45"W	10°58'18"	25.12
C26	261.53	14.21	14.20	S21°00'16"W	03°06'44"	7.10
C27	261.90	10.33	10.33	S75°50'39"E	02°05'58"	5.17
C28	331.90	12.82	12.82	S77°47'13"E	02°12'46"	6.41
C28	331.90	12.82	12.82	S77°47'13"E	02°12'46"	6.41
C29	331.90	80.66	80.46	S69°43'05"E	13°55'29"	40.53
C30	301.90	85.03	84.75	S70°49'28"E	16°08'18"	42.80
C31	261.90	69.07	68.90	S69°46'30"E	14°02'21"	34.71
C32	613.40	87.30	87.23	S66°50'13"E	08°09'17"	43.73
C33	593.40	84.46	84.39	S66°50'13"E	08°09'17"	42.30
C34	563.41	72.11	72.06	S66°25'35"E	07°20'01"	36.11

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
 - ◆ NO. 5 RE-BAR W/CAP L.S. 16413 IN MON. BOX
 - × NORTH RIM EXISTING MANHOLE
 - BENCH MARK EL. 4712.05
 - SW COR PROJECT B.M. EL. 4712.26 USGS ON NO. 5 REBAR W/CAP
- The geotechnical report for COTTAGE MEADOWS was prepared by Western Colorado Testing Inc. on February 12, 1997, Job No. 200597
 - Covenants, codes and restrictions for COTTAGE MEADOWS are recorded in Book 2367 at Pages 32-35 of the Mesa County Clerk and Recorder's Office



AREA SUMMARY

LOTS = 3.53 ACRES = 74%
ROAD = 0.69 ACRES = 14%
CANAL OPEN SPACE = 0.40 ACRES = 08%
OUTLOTS = 0.20 ACRES = 04%
TOTAL = 4.82 ACRES = 100%

SETBACKS

100' FROM CENTERLINE OF F ROAD
REAR YARD = 10 FEET, EAST LINE IS 15 FEET
SIDE YARD = 5 FEET
FRONT YARDS FRONTING COTTAGE COURT
15 FEET TO HOUSE
20 FEET TO GARAGE
FRONT YARDS FRONTING PRIVATE DRIVES
25 FEET TO HOUSE
30 FEET TO GARAGE

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Final Plat		
Located in the SW1/4 SE1/4 Sec. 4, T1S, R1E Ute Meridian		
FOR: Redland Partners	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB EG
SCALE: 1" = 50'		DRAWN BY: MEM
DATE: 04/13/98		ACAD ID: COT12FIN
		SHEET NO. 2 of 2
		FILE: 96308