

CAMPBELL ESTATES NO. 1

W1/2 SW1/4 NE1/4

Section 10, T.1 S., R.1 E., Ute Meridian

E 1/4 Corner
Section 10
MCSM #18

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Maxwell Sneddon, Carole M. Sneddon, Claire C. Short and Dorothy E. Short are the owners of the following described property as recorded in the Mesa County Clerk and Recorders records in Book 785 Page 18, Book 2335 Pages 484 & 485, and Book 2347 Pages 9/3 & 9/4, Described as follows:

Commencing at the center 1/4 corner of Section 10, Township 1 South, Range 1 East of the Ute Meridian, whence the N 1/16 C N of said Section 10 bears N 01°3'20" W 1319.02 feet; thence along said line N 01°3'20" W 258.71 feet to the TRUE POINT OF BEGINNING; thence N 89°51'39" E 238.71 feet, thence S 01°3'20" E 228.33 feet to the northerly right of way line of Highway 6 & 24, thence along said right of way line N 85°46'39" E 275.34 feet and N 72°51'40" E 146.67 feet, to the southwest corner of the Short's Subdivision, thence along the West line of the Short's Subdivision N 01°2'08" W 1226.08 feet to the northwest corner of Short's Subdivision, thence S 89°52'53" W 654.19 feet to the said N 1/16 corner, also being the northeast corner of the Heritage-East Subdivision, thence S 01°3'20" E 1060.31 feet to the TRUE POINT OF BEGINNING. Containing 17.90 acres.

That said owners have caused the said property to be laid out and surveyed as CAMPBELL ESTATES NO. 1. The restrictive covenants are recorded in Book 2362 Page 155.

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 or multi-purpose 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 the perpetual right to ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That the said owners certify that there are no lienholders for the described real property.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 30 day of April, A.D. 1998.

Maxwell Sneddon Maxwell Sneddon
Carole M. Sneddon Carole M. Sneddon
Claire C. Short Claire C. Short
Dorothy E. Short Dorothy E. Short

STATE OF COLORADO)
COUNTY OF MESA) SS
The foregoing instrument was acknowledged before me this 30 day of April, A.D., 1998.
Witness my hand and official seal. *Charles M. Dismant*
Notary Public
My Commission Expires 03/27/2000

COUNTY PLANNING COMMISSION
Approved this 18th day of May, A.D. 1998, County Planning Commission of the County of Mesa.

James R. Baughman
Chairperson

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE
Approved this 26th day of May, A.D. 1998, Board of County Commissioners of the County of Mesa.

James R. Baughman
Chairperson

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO) SS
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M. this 29th day of May, A.D., 1998, and is duly recorded in Plat Book No. 16, Page 174.
Reception No. 1848456 Drawer No. FF79
Monika Todd Clerk and Recorder
Janice K. Finnegan Deputy
Fees 10.10

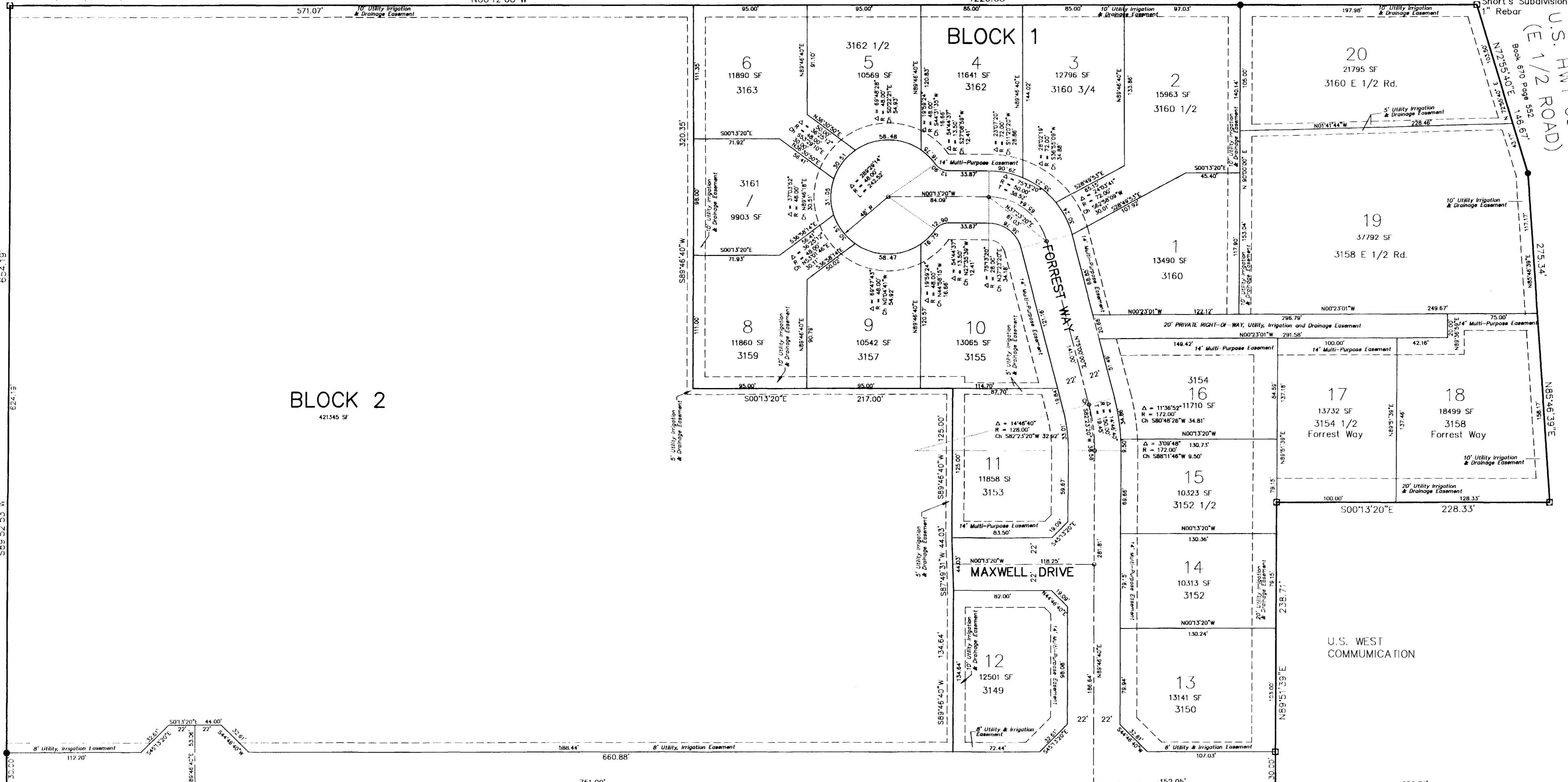
SURVEYORS CERTIFICATE

I, Merritt P. Dismant, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of CAMPBELL ESTATES NO. 1, a subdivision of a part of the County of Mesa, was prepared from a survey performed by me in January and February 1997, and that both are correct to the best of my knowledge.

Merritt P. Dismant
Merritt P. Dismant, P.L.S. #10097
Professional Land Surveyor

SHORT'S SUBDIVISION

Fd. 1/2" Iron Rod
NW Corner of Short's Subdivision
SW Corner Bellford Subdivision
Set 2.75" Cap on Pipe over 1/2" Rod



BLOCK 2
421345 SF

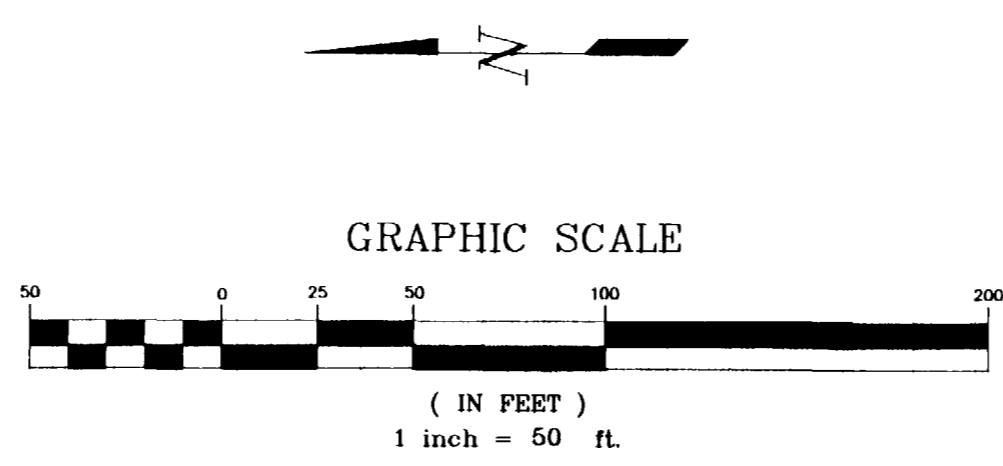
BUILDING SETBACKS

FRONT YARD	50' FCL
SIDE YARD	15'
REAR YARD	25'

LAND USE SUMMARY

USE	AREA	Ac.	PERCENT
LOTS 20	6.51	36.4%	
STREETS	1.59	8.9%	
BLOCK 2	9.67	54.0%	
DRIVEWAY	0.13	0.7%	
TOTAL	17.90	100.0%	

BASIS OF BEARINGS
The bearing from the C 1/4 Corner to the N 1/16 C-N is obtained from the same line on the Heritage-East Subdivision plat. The bearing is N00°13'20"W



BELFORD SUBDIVISION
MESA COUNTY SCHOOL DISTRICT #51

Found 3.25" Alum. Cap
L5 18469 1/16 C-N

- LEGEND
- ◆ Found Mesa County Survey Monument
 - ⊙ Found rebar as noted
 - Set 2" Alum. Cap on #5 Rebar
 - Poured concrete around found Monuments
 - Set 2" Alum. Cap on #5 Rebar in Concrete
 - Monument to be set after construction

CAMPBELL ESTATES NO. 1
W 1/2 SW 1/4 NE 1/4
Section 10, T.1 S., R.1 E., Ute M.
Merritt P. Dismant, P.L.S.
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Phone 970-434-0235 Fax 434-4536
Mesa or MDY Consulting Engineers 9/03