

# QUAIL VALLEY SUBDIVISION, FILING 3

A REPLAT OF LOTS 1, 2, AND 3, QUAIL VALLEY SUBDIVISION

A.P. CHRISTENSEN

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Lynn A. Walsh and Peter Walsh, and Patrick J. Nabity and Linda L. Nabity are the owners of a parcel of land situated in Section 23, Township 1 North, Range 1 West of the Ute Meridian being previously recorded at book 2339 page 743, and at book 2080, page 943, Mesa county records and being more particularly described as follows

Lots 1, 2, and 3, Quail Valley Subdivision, according to the record plat in Plat Book 14 at Page 225, Mesa County real property records.

That said owners have caused the said real property to be laid out and surveyed as QUAIL VALLEY SUBDIVISION, FILING NO 3, Mesa County, Colorado

That said owners do hereby dedicate to the public utilities and the property owners/Home owners Association, 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

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5th day of June A.D. 1998

*Lynn A. Walsh* Lynn A. Walsh  
*Peter Walsh* Peter Walsh

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 5th day of June A.D. 1998

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL

*Trevor A. Brown*  
Notary Public

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5th day of June A.D. 1998

*Patrick J. Nabity* Patrick J. Nabity  
*Linda L. Nabity* Linda L. Nabity

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 5th day of June A.D. 1998

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL

*Trevor A. Brown*  
Notary Public

Lienholders ratification

*Norwest Bank* Norwest Bank  
Date: 6/1/98

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8th day of June A.D. 1998

My commission expires: May 26, 2001

WITNESS MY HAND AND OFFICIAL SEAL

*Elizabeth H. Hetherington*  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 12:56 o'clock P. M. this 15th day of June A.D. 1998, and is duly recorded as Reception Number 1850283 in Plat Book 116, Page 192

inclusive Drawer No. FF 93

*Monika Todd* Clerk and Recorder  
*Shirley Howard* Deputy  
Fees 10.00 / 1.00

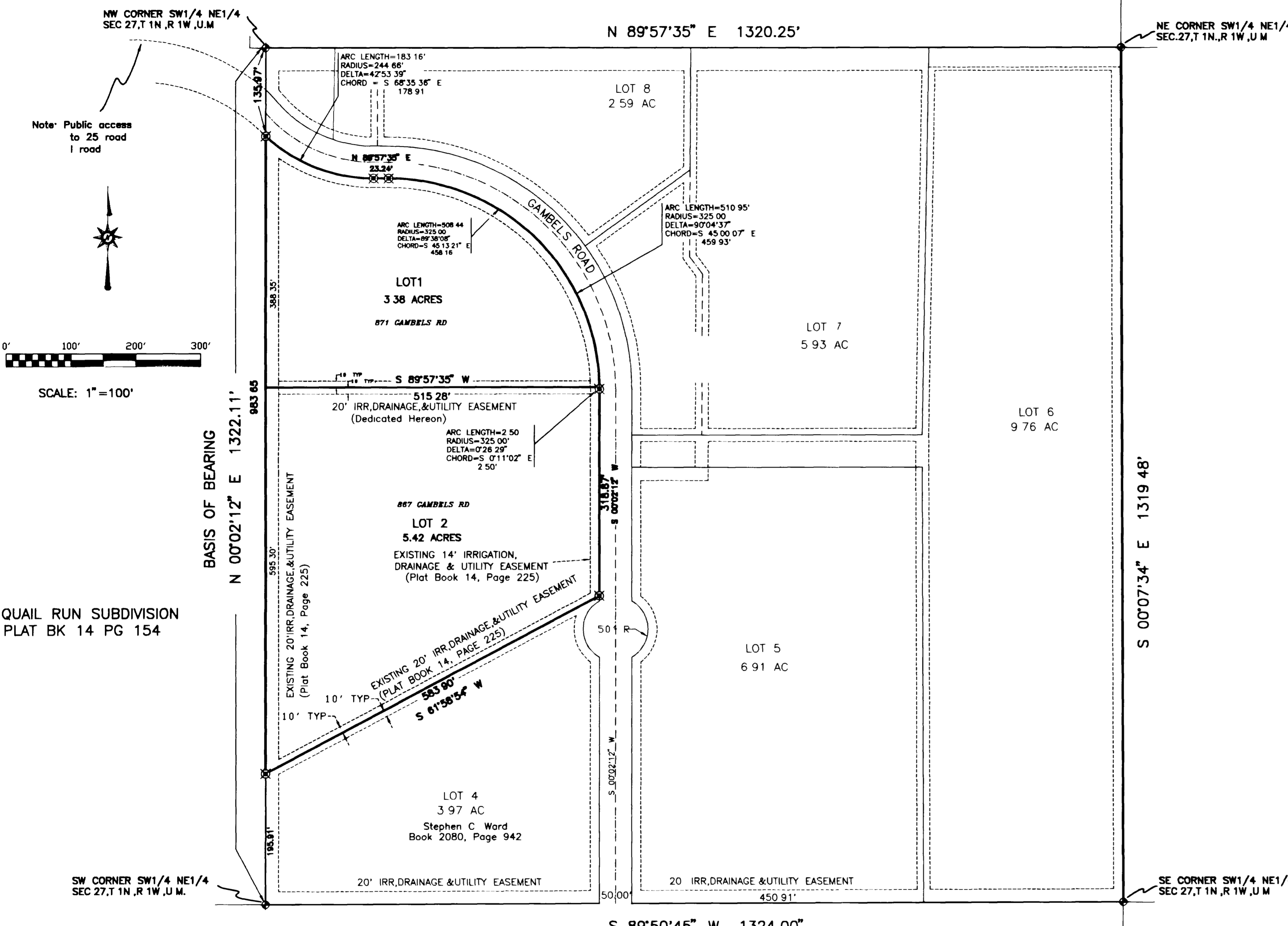
Covenants, Conditions and Restrictions recorded in Book 2074, Page 248

Reception Number 1683299

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 12th day of June A.D. 1998, Board of County Commissioners of Mesa County, Colorado

*James R. Baughman*  
Chairperson



QUAIL RUN SUBDIVISION  
PLAT BK 14 PG 154

EJ & ME Currier  
BK 1041 PG 424

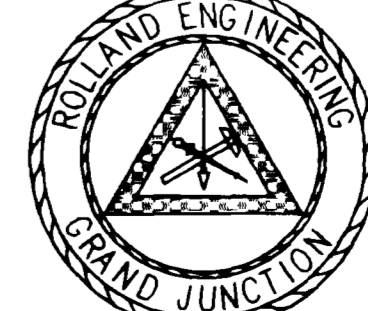
- LEGEND**
- ◆ B.L.M. ALUMINUM MONUMENT
  - └ SET #5 REBAR WITH ALUMINUM CAP STAMPED LS 18469
  - ⊗ FOUND REBAR & CAP LS-18469 (SET IN CONCRETE)

- General Notes**
- Basis of bearing is between BLM monuments for the SW corner and the NW corner of the SW1/4 NE1/4 of Section 27 T1N, R1W of the Ute Meridian N00°02'12"E 1322.11' (Quail Valley Subdivision).
  - Title information is from Mesa County real property records and from Transaction Title Insurance Company Policy No F52-130050, effective date 7-7-97, from Abstract & Title Co of Mesa County, Inc policy no 898874, effective date May 24, 1997, and from First American Title insurance co policy no. 1958740, effective date Aug 26, 1997
  - Previous 20' Irrigation, drainage and utility easements on abandoned lot lines from the original Quail Valley Subdivision are abandoned by the public utilities and the Quail Valley Homeowners Association to be replaced by that new easement on the south line of lot 1 as platted hereon.

AREA SUMMARY		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
LOT 1	3.38 AC.	38.4%
LOT 2	5.42 AC.	61.6%
TOTAL	8.80 AC.	100.0%

**SURVEYOR'S CERTIFICATE**  
I, Richard A. Mason, do hereby certify that the accompanying plat of QUAIL VALLEY SUBDIVISION FILING 3, 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

*Richard A. Mason*  
Registered Professional Land Surveyor  
P.L.S. No 18469  
6-8-1998  
Date



ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: D:\QUAIL\QV3.DWG

**QUAIL VALLEY SUBDIVISION**  
FILING 3  
in the SW1/4 NE1/4 Section 27  
T1N R1W U.M.  
Mesa County, CO

Designed	Checked	Proj#	Sheet
Drawn LC	Date 2/20/98	By 6/4/98	Of 1