

MONUMENT VALLEY SUBDIVISION OF PARCELS LOCATED IN SECTIONS 19, 29, & 30, T1S, R1W, UTE MERIDIAN

DEDICATION

That the undersigned Eugene B Fletcher, Inc., a California Corporation, are the owners of that real property situated in parts of Sections 19, 29, & 30, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows Book 981, Page 524 and Book 1491, Page 584

Commencing at the West Quarter Corner of Section 19, Township 1 South, Range 1 West of the Ute Meridian, whence the Southwest Corner of said Section 19 bears South 00 degrees 05 minutes 00 seconds West, a distance of 2576 54 feet for a basis of bearing with all bearings contained herein relative thereto, thence North 89 degrees 49 minutes 59 seconds East, a distance of 3000 feet to a point on the East right-of-way line of South Camp Road as described in Book 676, Page 485, for the POINT OF BEGINNING, thence along said East right-of-way line North 00 degrees 04 minutes 49 seconds East, a distance of 2574 00 feet to a point on the North Section line of Section 19, thence along said North section line of Section 19 North 89 degrees 40 minutes 27 seconds East, a distance of 420 00 feet, thence South 00 degrees 24 minutes 04 seconds East, a distance of 799 37 feet, thence North 89 degrees 36 minutes 21 seconds East, a distance of 300 00 feet, thence South 33 degrees 15 minutes 18 seconds East, a distance of 972 34 feet, thence South 00 degrees 11 minutes 43 seconds East, a distance of 962 30 feet to a point on the North line of the SW1/4 of said Section 19, thence North 89 degrees 49 minutes 14 seconds East, a distance of 1285 53 feet to the Center 1/4 corner of said Section 19, thence North 89 degrees 49 minutes 14 seconds East, a distance of 1300 37 feet to the Northwest corner of the NE1/4 SE1/4 of said Section 19, thence North 89 degrees 49 minutes 14 seconds East, a distance of 1300 19 feet to the East Quarter corner of said Section 19, thence South 30 degrees 13 minutes 01 seconds West, a distance of 471 17 feet, thence South 15 degrees 13 minutes 34 seconds West, a distance of 1021 90 feet, thence South 00 degrees 13 minutes 34 seconds West, a distance of 325 00 feet, thence South 89 degrees 46 minutes 26 seconds East, a distance of 500 00 feet to a point on the East line of the SE1/4 SE1/4 of said Section 19, thence South 00 degrees 13 minutes 34 seconds West, a distance of 896 97 feet to the Southeast corner of said Section 19, thence South 89 degrees 56 minutes 43 seconds West, a distance of 1232 51 feet to the Northwest corner of the NE1/4 NE1/4 of Section 30, T1S, R1W of the Ute Meridian, thence South 00 degrees 00 minutes 43 seconds West, a distance of 1304 35 feet to the Southwest corner of the said NE1/4 NE1/4 of said Section 30, thence South 89 degrees 48 minutes 22 seconds East, a distance of 1323 21 feet to the Southeast corner of the said NE1/4 NE1/4 of Section 30, thence South 89 degrees 34 minutes 14 seconds East, along the South line of the NW1/4 NW1/4 of Section 29, T1S, R1W of the Ute Meridian, a distance of 840 57 feet, to a point on the centerline of Monument Road, thence following the said centerline of Monument Road the following two (2) courses (1) along the arc of a non-tangent curve to the left having a delta angle of 20 degrees 26 minutes 48 seconds, with a radius of 842 22 feet, an arc length of 300 55 feet, a chord bearing of South 45 degrees 16 minutes 07 seconds West, and a chord length of 298 96 feet, (2) thence South 35 degrees 02 minutes 43 seconds West, a distance of 134 60 feet, thence leaving said centerline of Monument Road North 54 degrees 57 minutes 10 seconds West, a distance of 30 00 feet to a point on the Northwesterly right-of-way line of Monument Road as described in Book 603, Page 523, thence along the arc of a non-tangent curve to the right having a delta angle of 08 degrees 18 minutes 36 seconds, with a radius of 2834 79 feet, an arc length of 411 15 feet, a chord bearing of South 39 degrees 12 minutes 08 seconds West, and a chord length of 410 79 feet to a point on the Northerly right-of-way line of South Camp Road, as described in Book 997, Pages 945 and 946, thence along said Northerly right-of-way line the following fourteen (14) courses (1) North 46 degrees 09 minutes 45 seconds West, a distance of 25 03 feet, (2) thence along the arc of a curve to the left having a delta angle of 31 degrees 57 minutes 31 seconds, with a radius of 766 20 feet, an arc length of 427 38 feet, a chord bearing of North 62 degrees 08 minutes 31 seconds West, and a chord length of 421 86 feet, (3) thence North 78 degrees 07 minutes 16 seconds West, a distance of 1429 89 feet, (4) thence along the arc of a curve to the right having a delta angle of 37 degrees 47 minutes 00 seconds, with a radius of 904 93 feet, an arc length of 596 75 feet, a chord bearing of North 59 degrees 13 minutes 46 seconds West, and a chord length of 585 99 feet, (5) thence North 40 degrees 20 minutes 16 seconds West, a distance of 457 15 feet, (6) thence along the arc of a curve to the right having a delta angle of 43 degrees 28 minutes 20 seconds, with a radius of 904 93 feet, an arc length of 686 60 feet, a chord bearing of North 18 degrees 36 minutes 06 seconds West, and a chord length of 670 25 feet, (7) thence North 03 degrees 08 minutes 04 seconds East, a distance of 429 95 feet, (8) thence along the arc of a curve to the left having a delta angle of 36 minutes 07 minutes 20 seconds, with a radius of 1004 93 feet, an arc length of 633 56 feet, a chord bearing of North 14 degrees 55 minutes 36 seconds West, and a chord length of 623 12 feet, (9) thence North 32 degrees 59 minutes 16 seconds West, a distance of 45 59 feet, (10) thence along the arc of a curve to the left having a delta angle of 35 degrees 05 minutes 00 seconds, with a radius of 1004 93 feet, an arc length of 615 34 feet, a chord bearing of North 50 degrees 31 minutes 46 seconds West, and a chord length of 605 77 feet, (11) thence North 68 degrees 04 minutes 16 seconds West, a distance of 1200 25 feet, (12) thence along the arc of a curve to the right having a delta angle of 14 degrees 21 minutes 40 seconds, with a radius of 904 93 feet, an arc length of 226 82 feet, a chord bearing of North 60 degrees 53 minutes 26 seconds West, and a chord length of 226 23 feet, (13) thence North 53 degrees 42 minutes 36 seconds West, a distance of 573 66 feet, (14) thence along the arc of a curve to the right having a delta angle of 41 degrees 23 minutes 14 seconds, with a radius of 666 20 feet, an arc length of 481 22 feet, a chord bearing of North 33 degrees 00 minutes 52 seconds West, and a chord length of 470 83 feet, thence South 89 degrees 49 minutes 59 seconds West, a distance of 35 58 feet to the POINT OF BEGINNING

Said parcel containing an area of 296 541 Acres, as described

Owners ~~herein~~ ^{declare} there are no lienholders to herein described real property

That said owners have caused the said real property to be laid out and surveyed as Monument Valley 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 multipurpose and 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 4 day of September, A.D., 1998

by Claire M. Fletcher, President for Eugene B Fletcher, Inc., a California Corp
by David L. Fletcher for Eugene B Fletcher, Inc., a California Corp
David L. Fletcher, Vice President

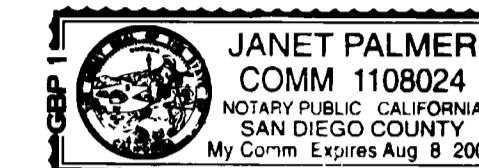
NOTARY PUBLIC CERTIFICATION

STATE OF California
COUNTY OF San Diego ss

The foregoing instrument was acknowledged before me by Claire M Fletcher, President of Eugene B Fletcher, Inc., a Colorado Corporation this 4th day of Sept, A.D., 1998
Witness my hand and official seal

Notary Public Janet Palmer

My Commission Expires Aug 8, 2000



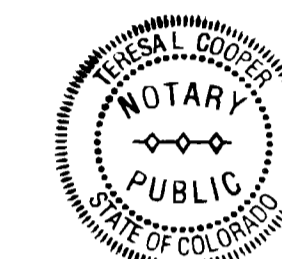
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by David L Fletcher, Vice President of Eugene B Fletcher, Inc., a Colorado Corporation this 8th day of September, A.D., 1998
Witness my hand and official seal

Notary Public Debra L Cooper

My Commission Expires 8/27/2001



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of SEPTEMBER, A.D., 1998, by the County Planning Commission of the County of Mesa, State of Colorado

Chairman David L. Fletcher

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16th day of September, A.D., 1998, by the Board of County Commissioners of the County of Mesa, State of Colorado

Chairman James R. Baughman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 3:36 o'clock P. M., September 18, A.D., 1998, and was duly recorded in Plat Book 116, Page No 270 Reception No 1865256 Drawer No FP 161 Fees *20.00 1.00

Monika Sell
Clerk and Recorder

By Carol Zink
Deputy

GENERAL NOTES

Easement and Title Information provided by First American Title Company, Policy No 00128984

Basis of bearings is the West line of the SW1/4 of Section 19 that bears South 00°05'00" East, a distance of 2576 54 feet, as shown on th Subdivision Plat of Monument Valley, Filing No Five, as recorded in Plat Book 14, Pages 212 through 214 Both monuments on this line are as shown on the face of this plat

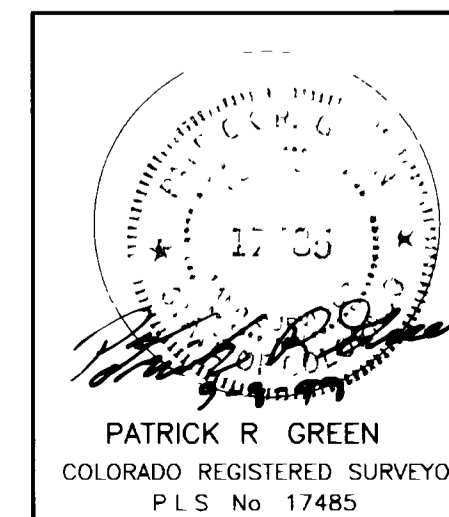
Note Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position"

The Declaration of Covenants and Restrictions are recorded in Book 2484, Pages 374 through 379, Mesa County Records

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VALLEY 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 8 day of SEP, 1998

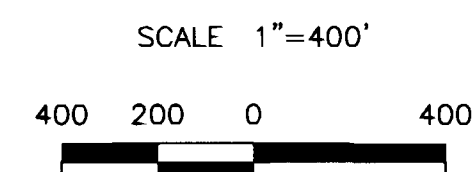
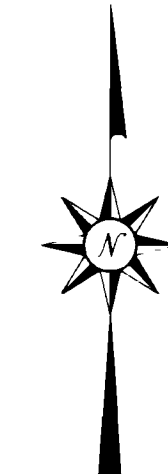
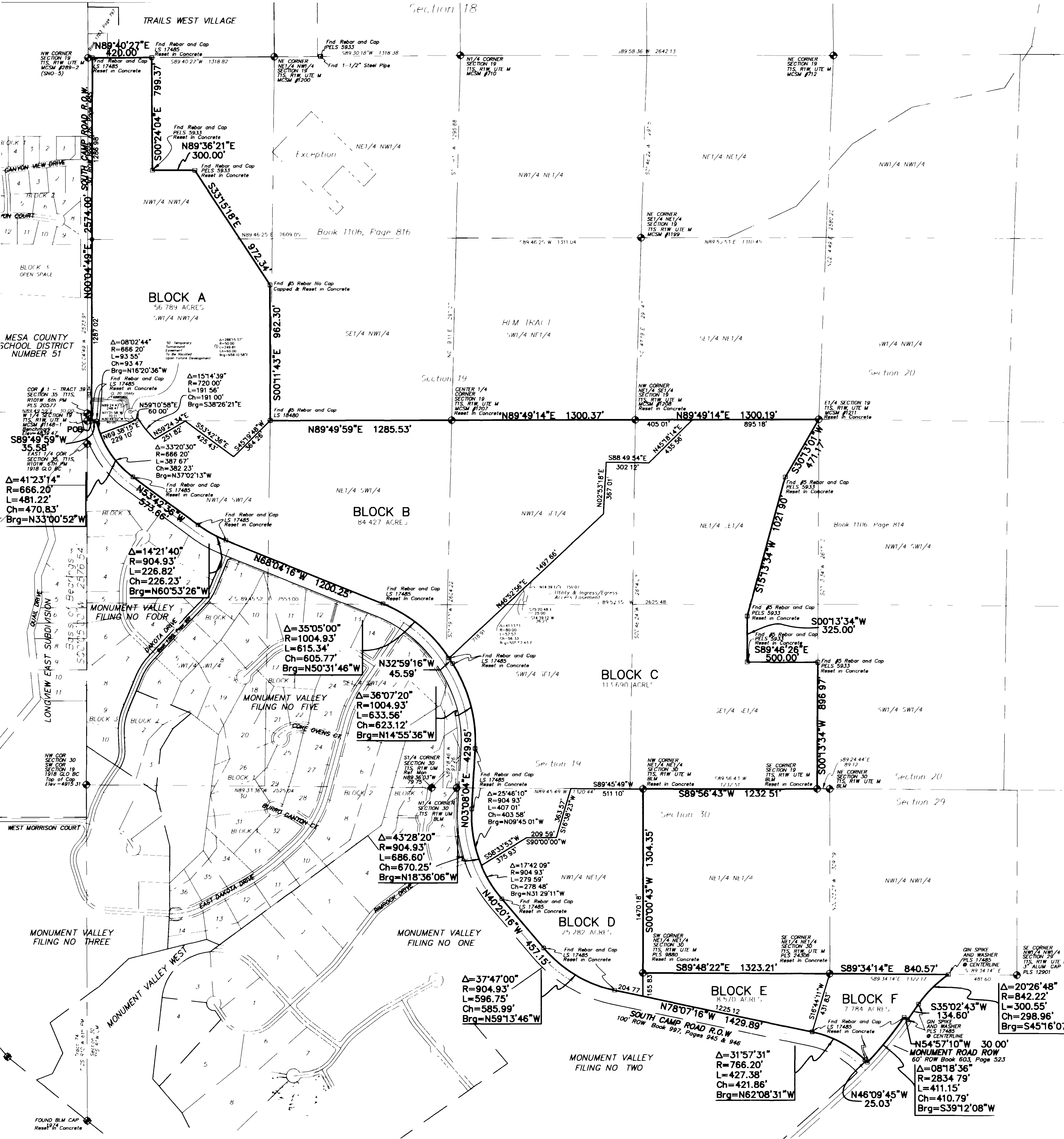


Located in the Sections 19, 29, & 30 T1S, R1W, UTE M

MONUMENT VALLEY SUBDIVISION				
Parts of Section 19, 29, & 30 T1S, R1W, UTE MERIDIAN MESA COUNTY, CO				
LANDesign				
ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099				
PROJECT NO 97119	SURVEYED	DRAWN	CHECKED	SHEET
DATE March, 1998	LED	RSK		1
				2

NUTLL: ACCORDING TO COLORADO LAW YOU MUST COMMENT 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

MONUMENT VALLEY SUBDIVISION



LEGEND

- ⊕ ALIQUOT SURVEY MARKER
- SET CENTERLINE MONUMENT PER COUNTY CODE
- SET ALUMINUM CAP ON No 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No 5 REBAR AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

Benchmark
W1/4 Corner of Section 19, as established by GPS observation (BM Elev=4839.47)
based on National Geodetic Survey Bench Mark Easter Hill (Elev = 4870.79)

GENERAL NOTES

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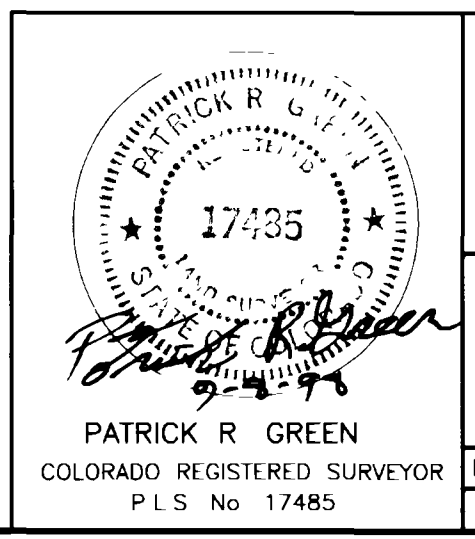
AREA SUMMARY

BLOCK A	=	56.777 Acres	19.15%
BLOCK B	=	84.429 Acres	28.46%
BLOCK C	=	113.690 Acres	38.34%
BLOCK D	=	25.282 Acres	8.53%
BLOCK E	=	8.570 Acres	2.89%
BLOCK F	=	7.784 Acres	2.63%
TOTAL	=	296.532 Acres	100.00%

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VALLEY 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 B day of Sept, 1998



MONUMENT VALLEY SUBDIVISION
Parts of Section 19, 29, & 30
T1S, R1W, UTE MERIDIAN
MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PATRICK R. GREEN
COLORADO REGISTERED SURVEYOR
P.L.S. No. 17485

PROJECT NO 97119	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE March 1998	LED	RSK		2	2