

# THE PRESERVE, FILING NO. TWO AND A REPLAT OF OUTLOTS A, C, AND D THE PRESERVE, FILING NO. ONE

## DEDICATION

That the undersigned PRSV Company, L.L.C., are the owners of that real property situated in the South Half of Section 15 and the North Half of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2447, Pages 224 to 225.

Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, whence the Center North Sixteenth (CN1/16) corner bears North 89 degrees 12 minutes 39 seconds West, a distance of 1323.44 feet, for a basis of bearings, with all bearings contained herein relative thereto, thence South 89 degrees 12 minutes 39 seconds East, a distance of 90.20 feet; thence North 00 degrees 38 minutes 57 seconds East, a distance of 810.57 feet; thence North 89 degrees 12 minutes 04 seconds West, a distance of 33.00 feet to a point on the West right-of-way line of 20-3/4 Road, the Northeast corner of Outlot A, The Preserve, Filing No. One, as recorded in Plat Book 16, Pages 42 and 43, and being the POINT OF BEGINNING, thence along the boundary of Said Outlot A the following three (3) courses: 1) thence South 00 degrees 38 minutes 57 seconds West, a distance of 50.00 feet; 2) thence North 89 degrees 12 minutes 04 seconds West, a distance of 50.00 feet, to a point on the North boundary line of The Preserve, Filing No. One; thence along the said North boundary line of The Preserve, Filing No. One, North 89 degrees 12 minutes 04 seconds West, a distance of 350.23 feet to a point at the Southeast corner of Outlot C, The Preserve, Filing No. One; thence around a portion of the boundary of said Outlot C the following four (4) courses: 1) South 89 degrees 58 minutes 51 seconds West, a distance of 415.59 feet, 2) thence South 28 degrees 45 minutes 18 seconds West, a distance of 240.06 feet; 3) thence North 89 degrees 58 minutes 07 seconds West, a distance of 70.00 feet, 4) thence North 00 degrees 00 minutes 18 seconds East, a distance of 673.50 feet to a point on the Southerly line of Outlot D, The Preserve, Filing No. One, thence along the Southerly and Westerly lines of said Outlot D the following six (6) courses: 1) North 89 degrees 38 minutes 47 seconds West, a distance of 105.20 feet; 2) thence South 74 degrees 30 minutes 59 seconds West, a distance of 145.33 feet; 3) thence South 55 degrees 43 minutes 34 seconds West, a distance of 229.20 feet; 4) thence South 31 degrees 15 minutes 01 seconds West, a distance of 144.76 feet, 5) thence along the arc of a non-tangent curve to the right, having a delta angle of 33 degrees 18 minutes 14 seconds, with a radius of 783.00 feet, an arc length of 455.13 feet, a chord bearing of North 01 degrees 09 minutes 17 seconds East, and a chord length of 448.75 feet; 6) thence North 16 degrees 01 minutes 56 seconds East, a distance of 240.12 feet; thence North 32 degrees 49 minutes 33 seconds West, a distance of 1070.27 feet to a point on the South right-of-way line of State Highway 340 (a variable width right-of-way); thence along the said South right-of-way line the following seven (7) courses: 1) North 89 degrees 46 minutes 48 seconds East, a distance of 317.80 feet; 2) thence along the arc of a curve to the right, having a delta angle of 09 degrees 24 minutes 52 seconds, with a radius of 1332.50 feet, an arc length of 218.95 feet, a chord bearing of South 85 degrees 31 minutes 12 seconds East, and a chord length of 218.70 feet; 3) thence South 47 degrees 40 minutes 42 seconds East, a distance of 204.90 feet; 4) thence along the arc of a non-tangent curve to the right, having a delta angle of 35 degrees 55 minutes 49 seconds, with a radius of 1232.50 feet, an arc length of 772.90 feet, a chord bearing of South 54 degrees 51 minutes 12 seconds East, and a chord length of 760.30 feet; 5) thence South 64 degrees 49 minutes 12 seconds East, a distance of 341.60 feet; 6) thence South 36 degrees 53 minutes 12 seconds East, a distance of 368.23 feet; 7) thence along the arc of a curve to the left, having a delta angle of 17 degrees 36 minutes 34 seconds, with a radius of 756.30 feet, an arc length of 232.44 feet, a chord bearing of South 49 degrees 41 minutes 48 seconds East, and a chord length of 231.53 feet; 8) thence South 49 degrees 41 minutes 48 seconds East, a distance of 220.36 feet to the POINT OF BEGINNING.

Said parcel containing an area of 43.172 Acres, as described

That said owners have caused the said real property to be laid out and surveyed as THE PRESERVE, Filing No. Two, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart to Public Utilities and the Preserve Homeowners Association (PRSV Homeowners Association, Inc.) those portions of said real property which are labeled as ingress/egress access, multipurpose, and utility easements on the accompanying plat as easements for the purpose of ingress/egress access, installation and maintenance of such utilities as telephone and electric lines, and cables; storm and sanitary sewer mains, gas pipe lines; water mains, CATV lines; and also those portions of said real property which are labeled as irrigation and drainage easements, with further right of ingress and egress to and from the above described easements. Also subject to conservation zones for the preservation of existing natural vegetation as depicted on this plat, and as described in the Covenants, Conditions, and Restrictions as recorded in Book 2373, Pages 947 through 968, in the First Amendment to the Covenants, Conditions, and Restrictions, as recorded in Book 2424, Page 242, and in the First Supplement to the Covenants, Conditions, and Restrictions, as recorded in Book 2459, Pages 462 through 464 of the Mesa County Records and as set forth on the Building Envelope Site Plan as recorded in Book 2459, Page 465, Mesa County Records. 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 14<sup>th</sup> day of JUNE, A.D., 1998.

*David G. Behrhorst*  
David G. Behrhorst, Manager  
PRSV Company, L.L.C.

## NOTARY PUBLIC CERTIFICATION

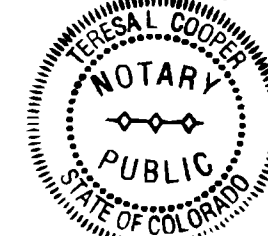
STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by David G. Behrhorst, Manager, PRSV Company, L.L.C. this 14<sup>th</sup> day of JUNE, A.D., 1998.

Witness my hand and official seal

*Cora Cooper*  
Notary Public

My Commission Expires 8/27/2001



## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 6<sup>th</sup> day of July, A.D., 1998, by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman [Signature]

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 7<sup>th</sup> day of July, 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 }

I hereby certify that this instrument was filed in my office at 3:08 o'clock P.M.,

this July 9, A.D., 1998, and was duly recorded in Plat Book 16

Page No. 218-219 Reception No. 1854496 Drawer No. FF116 Fees: 20.00 / 9.00

Monika Jodd  
Clerk and Recorder

Shirley Howard  
Deputy

## LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of The Preserve, Filing No. Two Signed this 5<sup>th</sup> day of JUNE, 1998.

Stanley Willhoite  
by Stanley Willhoite

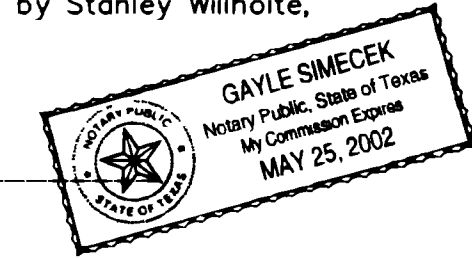
Barbara Wilkerson Willhoite  
by Barbara Wilkerson Willhoite

## NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS }  
COUNTY OF BELL }

The foregoing instrument was acknowledged before me by Stanley Willhoite, this 5<sup>th</sup> day of JUNE, A.D., 1998. Witness my hand and official seal:

Gayle Simecek  
Notary Public



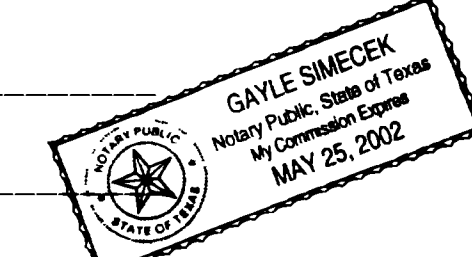
My Commission Expires 5-25-02

## NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS }  
COUNTY OF BELL }

The foregoing instrument was acknowledged before me by Barbara Wilkerson Willhoite, this 5<sup>th</sup> day of JUNE, A.D., 1998. Witness my hand and official seal:

Gayle Simecek  
Notary Public



My Commission Expires 5-25-02

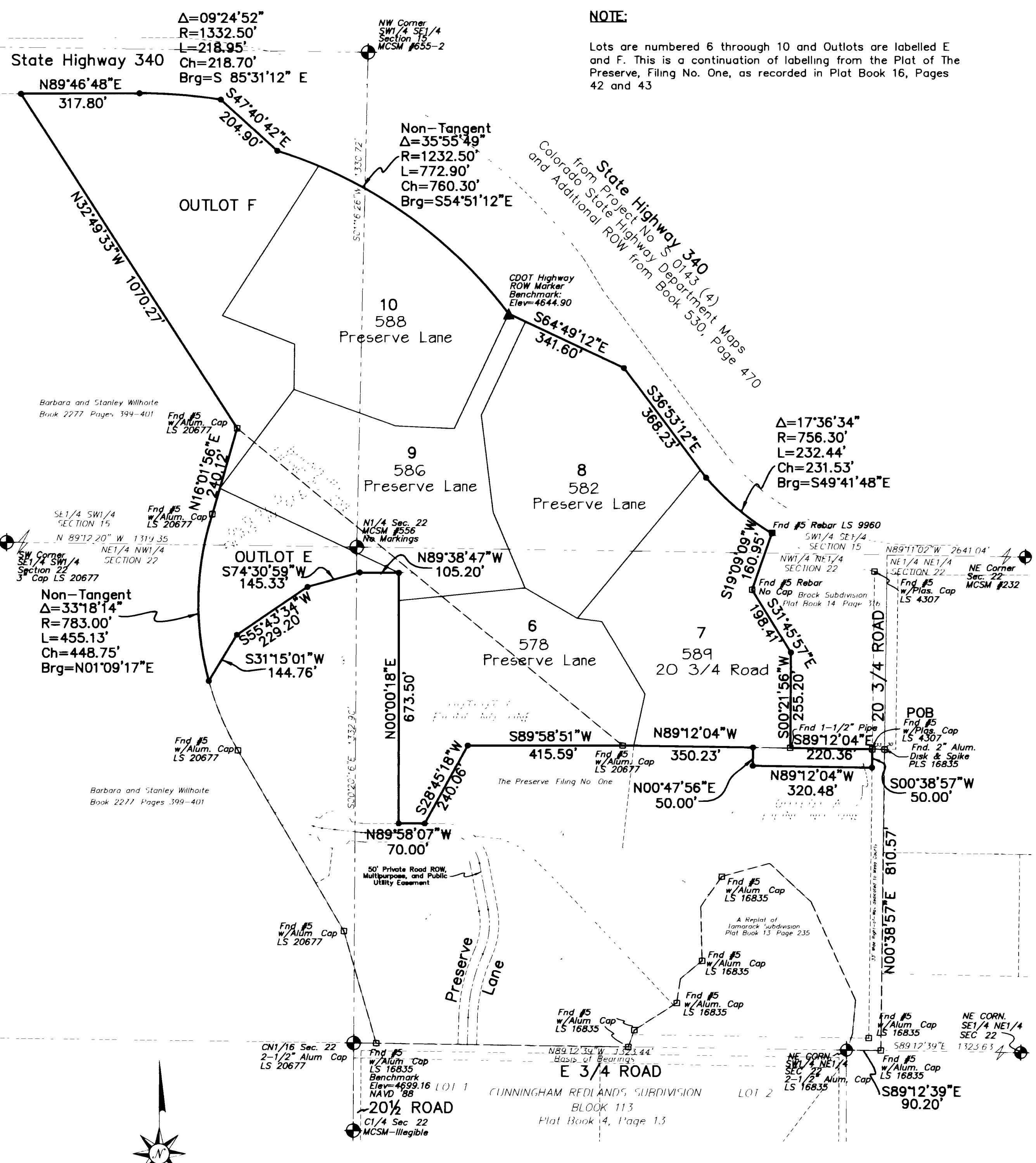
## SURVEYOR'S CERTIFICATION

I hereby certify that this plat of THE PRESERVE, FILING NO TWO 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 19<sup>th</sup> day of June, 1998

Located in portions of Section 15 & 22, T11S, R101W, 6th P.M

	<b>THE PRESERVE FILING NO. TWO</b>			
	A Part of the S1/2 Section 15 and the N1/2 Section 22, T11S, R101W, 6th Principal Meridian, Mesa County, CO			
<b>LANDesign</b>				
ENGINEERS • SURVEYORS • PLANNERS				
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099				
PROJECT NO 97056	SURVEYED	DRAWN	CHECKED	SHEET
DATE March, 1998	RSK			1
				2



**NOTE:**  
Lots are numbered 6 through 10 and Outlots are labeled E and F. This is a continuation of labeling from the Plat of The Preserve, Filing No. One, as recorded in Plat Book 16, Pages 42 and 43

## LEGEND

- ⊕ ALIQUOT SURVEY MARKER
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
  - ▲ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER
  - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS TO BE SET PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105
- ALL BOUNDARY MARKERS TO BE SET IN CONCRETE PER MESA COUNTY CODE

## GENERAL NOTES

Basis of bearings assume the South line of the NW1/4 NE1/4 of Section 22 to bear N 89°12'39" W, 1323.44 feet, as shown on the recorded plat of The Preserve, Filing No. One, as recorded in Plat Book 16, Pages 42 and 43. Both monuments on this line are Aliquot Survey Markers as shown on the accompanying plat

Easement and title documents (schedules A&B) provided by First American Title Company - Title Policy No. 00130865.

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"

**AREA SUMMARY**

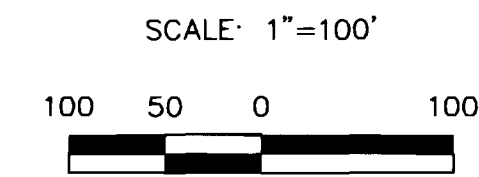
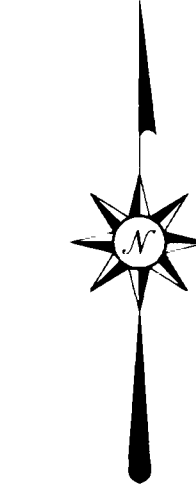
LOTS	= 32.739 Acres	75.86%
OUTLOTS	= 10.433 Acres	24.14%
<b>TOTAL</b>	<b>= 43.172 Acres</b>	<b>100.00%</b>

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LITIGATION 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 HEREIN.

# THE PRESERVE, FILING NO. TWO AND A REPLAT OF OUTLOTS A, C, AND D THE PRESERVE, FILING NO. ONE

## LEGEND

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  - ▲ FOUND COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MARKER
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
  - ◆ SET 2-1/2 INCH ALUM. CAP ON NO. 6 REBAR PER CRS-38-51-105
- ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS TO BE SET PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105
- ALL BOUNDARY MARKERS TO BE SET IN CONCRETE PER MESA COUNTY CODE



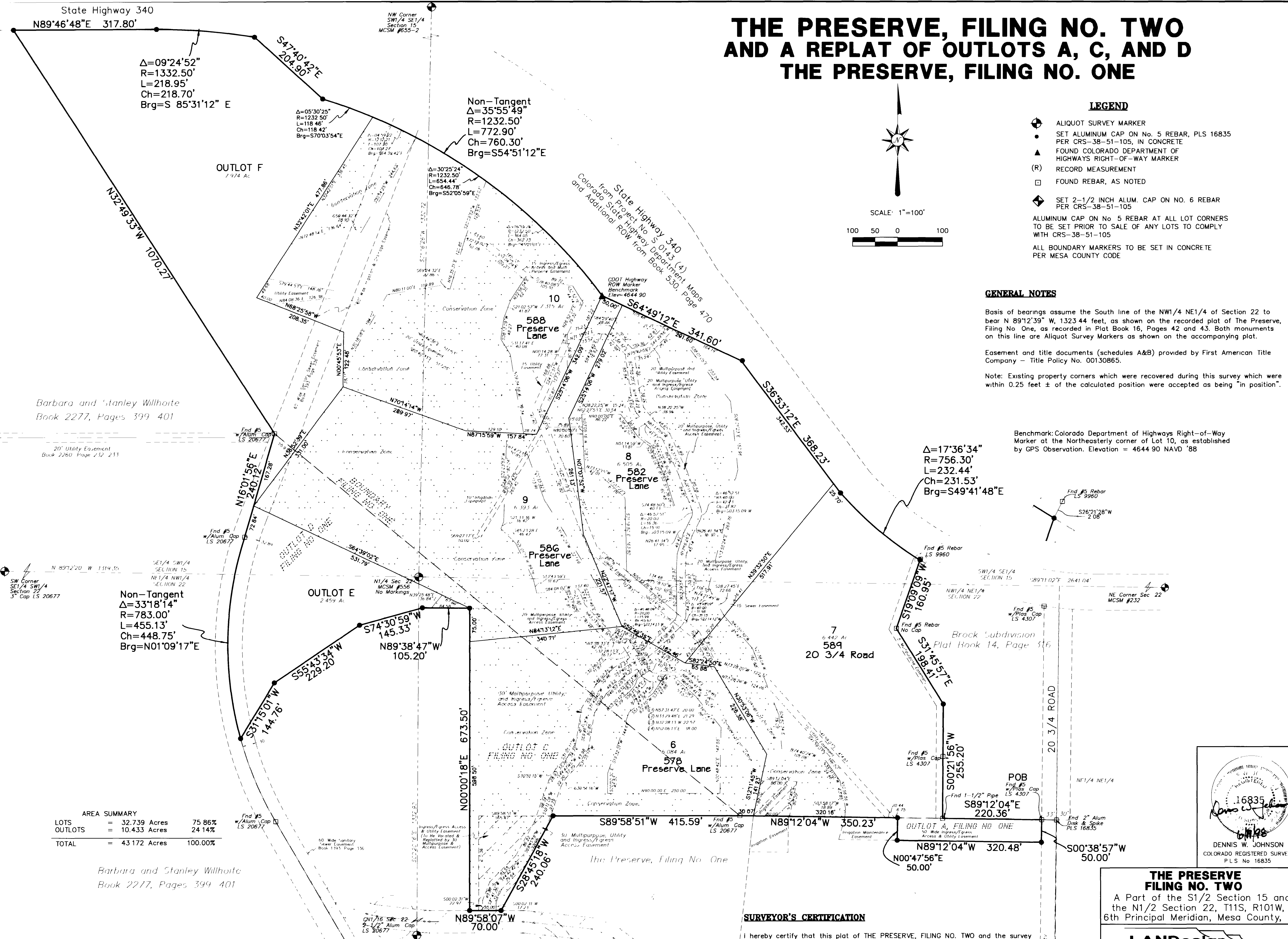
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Benchmark: Colorado Department of Highways Right-of-Way Marker at the Northeastly corner of Lot 10, as established by GPS Observation. Elevation = 4644.90 NAVD '88



State Highway 340  
N89°46'48"E 317.80'

Δ=09°24'52"  
R=1332.50'  
L=218.95'  
Ch=218.70'  
Brg=S 85°31'12" E

Non-Tangent  
Δ=35°55'49"  
R=1232.50'  
L=772.90'  
Ch=760.30'  
Brg=S54°51'12"E

Δ=30°25'24"  
R=1232.50'  
L=654.44'  
Ch=646.78'  
Brg=S52°05'59"E

Δ=17°36'34"  
R=756.30'  
L=232.44'  
Ch=231.53'  
Brg=S49°41'48"E

Non-Tangent  
Δ=33°18'14"  
R=783.00'  
L=455.13'  
Ch=448.75'  
Brg=N01°09'17"E

AREA SUMMARY

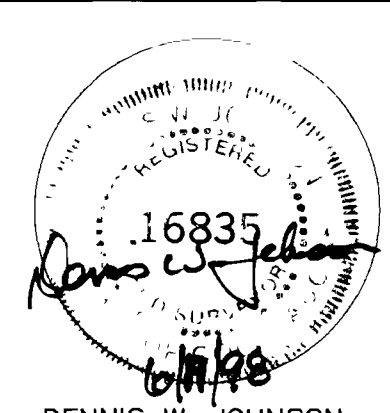
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TOTAL	= 43.172 Acres	100.00%

Barbara and Stanley Willhoite  
Book 2277, Pages 399-401

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Certified this \_\_\_\_\_ day of \_\_\_\_\_, 1998



**THE PRESERVE FILING NO. TWO**  
A Part of the S1/2 Section 15 and the N1/2 Section 22, T11S, R101W, 6th Principal Meridian, Mesa County, CO

<b>LANDesign</b>			
ENGINEERS • SURVEYORS • PLANNERS			
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099			
PROJECT NO 97056	SURVEYED	DRAWN	CHECKED
DATE MARCH, 1998	RSK		
		SHEET	OF
		2	2

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 BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.