GRAND VALLEY DRIVE N89°58'29"E 31 86 R = 72.5010' utility easement $\Delta = 89^{\circ}56'29"$ B=N45°00'15"E A=89.14 R=72.50 D=70°26'34" B=N54'45'12"E C = 10248Note: Access for Lot 1 shall be from Grand Valley Drive C = 83.63LOT 1 T=51.18 5566.7 SQ FT. 0.13 ACRES 3040 STONEY BROOK CIRCLE NOTE: FOUND MONUMENTS SET FOR CORNERS OF LOTS 5 & 6 IN BLOCK 1 OF REPLAT OF TRACT "D" MESA VALLEY ESTATES A=24 67 R=72.50 D=19'29'55" B=N09'46'58"E 589'58'00"E 27.50 FOUND C=24.55 T=12 46 PK NAIL LOT 2 5217.4 SQ. FT. 0.12 ACRES 3038.5 STONEY BROOK CIRCLE \mathcal{H} R=70 00 D=09'45'46" N89'58'00"W 72 25 B=N67'30'24"E C=11.91 T=5.98 A=39.54 R=70.00 D=32'21'41" B=N46'26'40"E LOT 4 \mathcal{H} QROO ESTA) AN LOT 3 LEGEND & NOTES FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR AREA SUMMARY SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE LOTS = 0.25 ACRES = 100% SET NO. 5 RE-BAR W/CAP L.S. 16413 TOTAL = 0.25 ACRES = 100% MESA COUNTY SURVEY MARKER NOTE. ALL BOUNDARY CORNERS SET IN CONCRETE THE COVENANTS AND RESTRICTIONS RECORDED IN BOOK 1423 AT PAGES 418 THRU 419 AND BOOK 1493 PAGE 351 THRU 360 AND BOOK 1500 PAGES 518 THRU 519 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE SHALL BE APPLICABLE TO THIS SUBDIVISION. FOUND PK NAIL R O A DBENCH MARK 51/4 CORNER MANHOLE RIM SÉCTION 4 N89°58'00"W 510 52 ELEV 4709.94 T1S, R1W, U.M. MCSM# 839-2

MESA VALLEY ESTATES TWO

(REPLAT OF LOTS 5 AND 6 IN BLOCK 1. OF REPLAT OF TRACT "D" MESA VALLEY ESTATES)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, JOHN A. NELSON, is the real owner of that real property situated in the County of Mesa State of Colorado, described in Book 2411 at Page 560 of the Mesa County Clerk and Recorder's Office, and being situated in 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 5 & 6 IN BLOCK 1 OF REPLAT OF TRACT "D" MESA VALLEY ESTATES

That said owner has caused the said real property to be laid out and surveyed as MESA VALLEY ESTATES TWO (REPLAT OF LOTS 5 AND 6 IN BLOCK 1, OF REPLAT OF TRACT "D" MESA VALLEY ESTATES), a subdivision of a part of Mesa County, State of Colorado.

That said owner does 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 Multi-purpose, or utility 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 perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of

The said owners do hereby certify that there are no lienholders.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 29 day of Creson A.D.,

STATE OF COLORADO) COUNTY OF MESA

The foregoing instrument was acknowledged before me this 21 day of October A.D., 199_, by John A. Nelson.

My commission expires:

Notary Public

CLERK AND RECORDERS CERTIFICATE



STATE OF COLORADO)

COUNTY OF MESA () I hereby certify that this instrument was filed in my office at 3.39 o'clock f. M. this day of

Novembra A.D., 199 and is duly recorded in Plat Book No. 16, Page 308 Reception No. 1872648 Drawer No. C-6-13

Monika told

Fees \$

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 2 ND day of November A.D., 1998 Board of County Commissioner's of the County of Mesa, Colorado. James R. Baughman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of MESA VALLEY ESTATES TWO (REPLAT OF LOTS 5 AND 6 IN BLOCK 1, OF REPLAT OF TRACT "D" MESA VALLEY ESTATES) 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, Q.E.D. Surveying Systems Inc. Colorado Registered Professional Land Surveyor L.S. 16413

10/23/98

Date



MESA VALLEY ESTATES TWO

(REPLAT OF LOTS 5 AND 6 IN BLOCK 1, OF REPLAT OF

,		
7	TRACT "D" MESA VALLEY ESTATES)	
	FINAL PLAT	
SITUATED IN THE SE1/4 SW	1/4 SECTION 4, TOWNSHIP 1 SOUTH, RA	NGE 1 EAST, UTE MERIDIAN
FOR. JOHN NELSON	Q.E.D.	SURVEYED BY: SB EG
	SURVEYING	DRAWN BY: MEM
FEET 0 3 10 20	SYSTEMS Inc.	ACAD ID: NELSON
SCALE: 0 1 3 6 1 $" = 20$	GRAND JUNCTION COLORADO 81501	SHEET NO. 1 OF 1
DATE: 10/12/98	(970) 241–2370 464–7568	FILE 98030.3

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 BASED UPON ANY DEFECT IN THIS SURVEY BE

NOTICE

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