

BASIS OF BEARING
FROM PLAT OF SCOTTISH RANGE

SCOTTISH RANGE FILING NO. 2

REPLAT OF LOTS 1 THROUGH 17, INCLUSIVE, BLOCK ONE,
LOTS 1 AND 2, BLOCK TWO
AND LOTS 1 THROUGH 3, INCLUSIVE, BLOCK THREE OF SCOTTISH RANGE
AND A REPLAT OF THE REPLAT OF LOTS 3 THROUGH 7 OF SCOTTISH RANGE
NE 1/4 SE 1/4 SECTION 17, T1S, R1E, U.M.
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, as recorded in Book 2132 Pages 699 and 700 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

Lots 1 through 17, inclusive, Block One, Lots 1 and 2, Block Two, and Lots 1 through 3, inclusive, Block Three, Scottish Range as Recorded in Plat Book 12, Page 449 in the Mesa County Clerk and Recorder's Office, and Replat of Lots 3 through 7 Block Two, Scottish Range as Recorded in Plat Book 13, Page 189 in the Mesa County Clerk and Recorder's Office

That said owners have caused the said real property to be laid out and surveyed as Replat of Lots 1 through 8, inclusive, Block one, and Lots 1 through 4, inclusive, Block Two, Scottish Range, a subdivision of the County of Mesa

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 dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities 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 the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser, not the County of Mesa

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 23rd day of August A.D., 1995

Ben D Hill
Ben D Hill
Mark E Holmes
Mark E Holmes

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 23rd day of August A.D., 1995 by Ben D Hill, Faith M Hill, and Mark E Holmes

My commission expires _____
Witness my hand and official seal

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 4:10 o'clock P.M. this 2nd day of November A 1995, and is duly recorded in Plat Book No. 14, Page 396, Reception No. 1735266

Monica Todd
Monica Todd
William Howard
William Howard
Fees: \$ 10.⁰⁰ 1.⁰⁰ SC
Clerk and Recorder Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 1st day of October A.D., 1995 County Planning Commission of the County of Mesa

David Ward
David Ward
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 10th day of October A.D., 1995 Board of County Commissioners of the County of Mesa

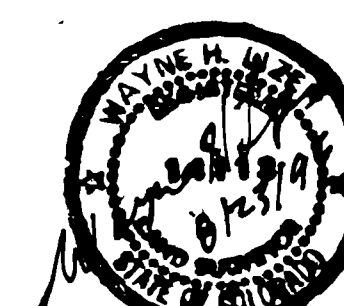
James B. Genova
James B. Genova
Chairman

SURVEYOR'S CERTIFICATE

I, Wayne H Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of the replat of Lots 1 through 8, inclusive, Block One, and Lots 1 through 4, inclusive, Block Two, Scottish Range, was prepared from field checking by me during February, 1995 of the Plat of Scottish Range, and that this subdivision plat represents said survey

Wayne H Lizer
Wayne H Lizer
Professional Land Surveyor
P.E., PLS No 14113

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon



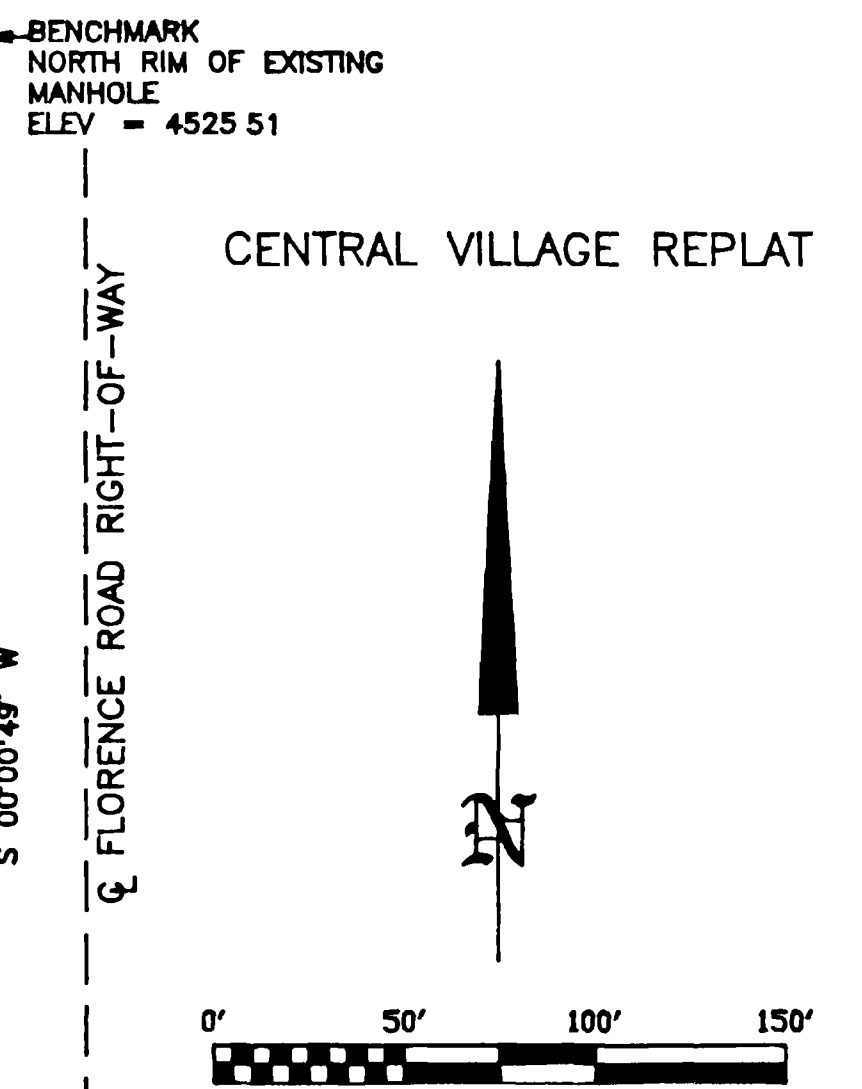
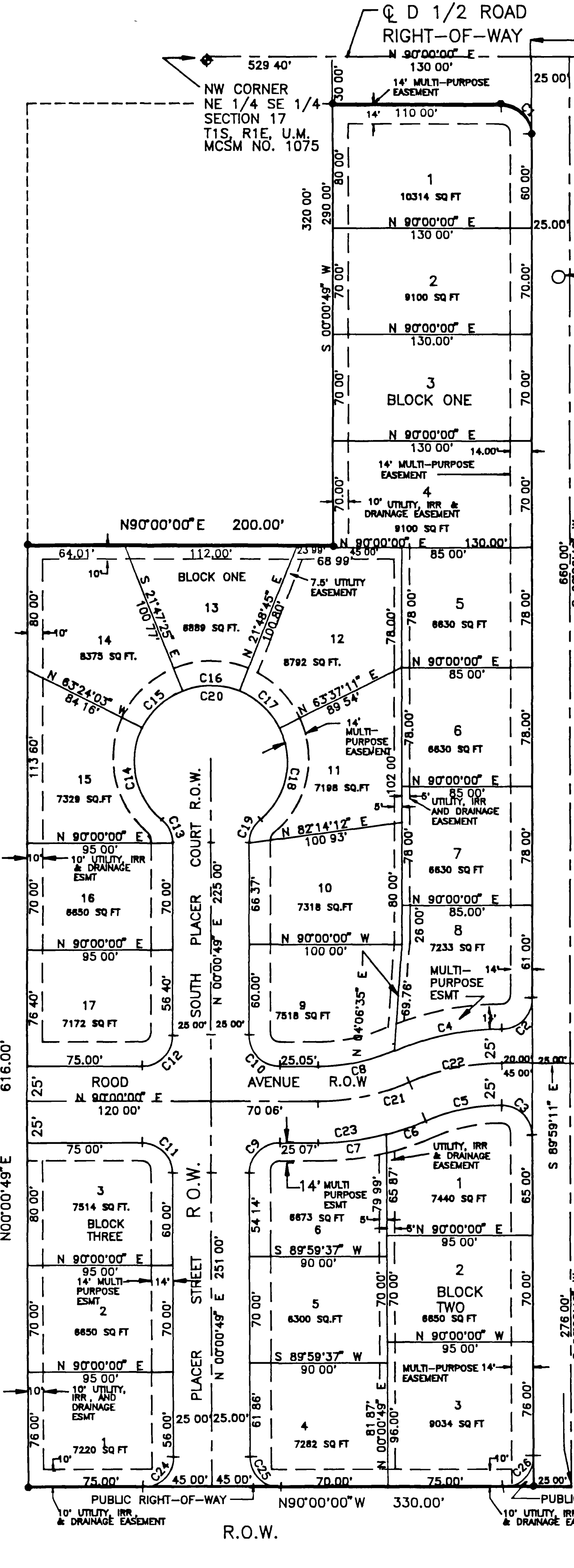
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MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO 81505

SCALE 1" = 50'	DATE 2/1995	FILE SCOTTISH	PROJ NO 953103-2	DRAWN BY WHL
				CHK'D BY WHL

BROWN'S MINOR SUBDIVISION

BROWN'S MINOR SUBDIVISION



CENTRAL VILLAGE REPLAT

CENTRAL VILLAGE REPLAT

- LEGEND
- ◆ MESA COUNTY SURVEY MARKER
 - 5/8" REBAR SET IN CONCRETE MARKED P.E., PLS 14113

LAND USE SUMMARY

AREA IN LOTS	4.516 AC	81.7%
AREA IN STREETS	1.012 AC	18.3%
TOTAL	5.528 AC	100%
28 LOTS	DENSITY = 4.7 UNITS/ACRE	

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	31.42'	28.28'	S 44°59'35" E	90°00'49"	20.00'
C2	20.00'	31.41'	28.28'	S 45°00'49" W	90°00'00"	20.00'
C3	20.00'	31.41'	28.28'	S 44°59'11" E	90°00'00"	20.00'
C4	175.00'	72.00'	71.49'	N 78°13'39" E	23°34'20"	36.52'
C5	125.00'	51.43'	51.06'	N 78°13'25" E	23°34'20"	26.08'
C6	175.00'	26.51'	26.48'	N 70°46'53" E	08°40'45"	13.28'
C7	175.00'	45.45'	45.32'	N 82°33'54" E	14°52'46"	22.85'
C8	125.00'	51.40'	51.04'	N 78°13'15" E	23°33'31"	26.07'
C9	20.00'	31.41'	28.28'	N 45°00'25" E	90°00'49"	20.00'
C10	20.00'	31.41'	28.28'	N 44°59'35" W	90°00'49"	20.00'
C11	20.00'	31.41'	28.28'	S 44°59'35" E	89°59'11"	20.00'
C12	20.00'	31.42'	28.29'	S 45°00'25" W	89°59'11"	20.00'
C13	20.00'	17.45'	16.90'	S 24°59'01" E	49°29'57"	9.32'
C14	50.00'	66.76'	61.91'	N 11°43'17" W	76°28'26"	39.42'
C15	50.00'	36.40'	35.60'	N 47°21'28" E	41°42'38"	19.05'
C16	50.00'	38.05'	37.14'	S 89°58'46" E	43°36'10"	20.00'
C17	50.00'	36.47'	35.67'	S 47°16'52" E	41°47'44"	19.09'
C18	50.00'	66.66'	61.83'	S 11°49'30" W	76°22'53"	39.33'
C19	20.00'	17.45'	16.90'	N 25°00'39" E	49°59'41"	9.33'
C20	50.00'	244.34'	64.29'	S 89°59'11" E	27°59'22"	41.96'
C21	150.00'	61.68'	61.24'	N 78°13'15" E	23°33'31"	31.28'
C22	150.00'	61.71'	61.28'	N 78°13'39" E	23°34'20"	31.30'
C23	175.00'	71.96'	71.46'	N 78°13'15" E	23°33'31"	36.50'
C24	20.00'	31.41'	28.28'	N 45°00'24" E	89°59'11"	20.00'
C25	20.00'	31.42'	28.29'	N 44°59'40" E	90°00'49"	20.00'
C26	20.00'	31.41'	28.28'	N 45°00'24" E	89°59'11"	20.00'