

REPLAT OF LOTS 2, 12, 16, 17, and 18 of BLOCK TWO  
CREEKSIDE, FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, THE DAY FAMILY TRUST (James William Day and Rita Ariza Day, Trustees), JOHN D PIZZICARA AND PATRICIA PIZZICARA as Joint Tenants, ARTHUR JOHN CRAVEN and TERRY ANN CRAVEN as Joint Tenants, and LARRY W ROSSMAN and CLAUDIA D ROSSMAN as Joint Tenants, and HENRY R SCHAFFER AND RUTH A SCHAFFER, and JOHN A YOUNKER AND DIANA J YOUNKER are the owners of that real property situated in the County of Mesa, State of Colorado, being situated in the SW1/4 SW1/4 of Section 24, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being re-plated according to the following descriptions

LOT ONE  
LOT 2 BLOCK 2, CREEKSIDE, FILING NO ONE - OWNER THE DAY FAMILY TRUST (James William Day and Rita Ariza Day, Trustees) BOOK 1472 PAGE 537  
AND  
A PARCEL OF LAND BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF CREEKSIDE, FILING NO ONE, THENCE S00°00'00"E 11.48 FEET, THENCE S28°44'06"E 43.93 FEET, THENCE N90°00'00"E 105.88 FEET, THENCE N31°18'49"E 140.46 FEET TO THE SE CORNER OF LOT 3, BLOCK 2 OF CREEKSIDE, FILING NO ONE, THENCE N90°00'00"W 73.00 FEET TO THE NE CORNER OF LOT 2 BLOCK 2, CREEKSIDE, FILING NO ONE, THENCE S00°00'00"E 70.00 FEET TO THE SE CORNER OF SAID LOT 2, THENCE N90°00'00"W 127.00 FEET TO THE POINT OF BEGINNING - OWNER JOHN A YOUNKER & DIANA J YOUNKER \*

LOT TWO  
LOT 12 BLOCK 2, CREEKSIDE, FILING NO ONE - OWNER JOHN D PIZZICARA AND PATRICIA PIZZICARA as Joint Tenants BOOK 1790 PAGE 519  
AND  
A PARCEL OF LAND BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF CREEKSIDE, FILING NO ONE, THENCE N00°00'00"E 90.00 FEET ALONG THE EAST LINE OF BLOCK 2 OF CREEKSIDE, FILING NO ONE, THENCE N90°00'00"E 44.17 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 2 OF CREEKSIDE FILING NO ONE, THENCE S00°00'00"E 90.00 FEET, THENCE N90°00'00"W 44.17 FEET TO THE POINT OF BEGINNING. - OWNER JOHN A YOUNKER & DIANA J YOUNKER \*

LOT THREE  
LOT 16 BLOCK 2, CREEKSIDE, FILING NO ONE - OWNER ARTHUR JOHN CRAVEN and TERRY ANN CRAVEN as Joint Tenants BOOK 1553 PAGE 285  
AND  
A PARCEL OF LAND BEGINNING AT THE NORTHEAST CORNER OF LOT 16, CREEKSIDE, FILING NO ONE, THENCE N90°00'00"E 62.50 FEET, THENCE S00°00'00"E 22.00 FEET, THENCE S35°53'34"W 46.91 FEET, THENCE S51°46'04"W 145.44 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF CREEKSIDE, FILING NO ONE, THENCE N00°00'00"E 79.54 FEET TO THE NE CORNER OF SAID LOT 15, THENCE N19°18'08"E 11.09 FEET TO THE SOUTH LINE OF LOT 16, THENCE N90°00'00"E 75.58 FEET, THENCE N00°00'00"E 60.00 FEET TO THE POINT OF BEGINNING - OWNER JOHN A YOUNKER & DIANA J YOUNKER \*

LOT FOUR  
LOT 17 BLOCK 2, CREEKSIDE, FILING NO ONE - OWNER LARRY W ROSSMAN and CLAUDIA D ROSSMAN as Joint Tenants BOOK 1566 PAGE 348, 349  
AND  
A PARCEL OF LAND BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, CREEKSIDE, FILING NO ONE, THENCE N00°00'00"E 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, THENCE N90°00'00"E 40.00 FEET, THENCE S00°00'00"E 60.00 FEET, THENCE N90°00'00"W 40.00 FEET TO THE POINT OF BEGINNING. - OWNER JOHN A YOUNKER & DIANA J YOUNKER \*

LOT FIVE  
LOT 18 BLOCK 2, CREEKSIDE, FILING NO ONE - OWNER HENRY R SCHAFFER AND RUTH A SCHAFFER as Joint Tenants BOOK 1812 PAGE 769  
AND  
A PARCEL OF LAND BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, CREEKSIDE, FILING NO ONE, THENCE N00°00'00"E 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, THENCE N90°00'00"E 40.00 FEET, THENCE S00°00'00"E 60.00 FEET, THENCE N90°00'00"W 40.00 FEET TO THE POINT OF BEGINNING - OWNER JOHN A YOUNKER & DIANA J YOUNKER \*

\* PARCELS OWNED BY JOHN & DIANA YOUNKER ALL RECORDED IN BOOK 1909 @ PAGE 12

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOTS 2, 12, 16, 17, and 18 of BLOCK TWO of CREEKSIDE, FILING NO ONE, a subdivision of a part of the COUNTY OF MESA, State of Colorado.

That said owners do hereby dedicate the 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, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances, 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. The area shown as utility, irrigation, drainage, and pedestrian easement is dedicated to the owners of the property within said REPLAT OF LOTS 2, 12, 16, 17, and 18 of BLOCK 2 of CREEKSIDE FILING NO TWO, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, and emergency vehicles

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10<sup>th</sup> day of March A.D. 1994

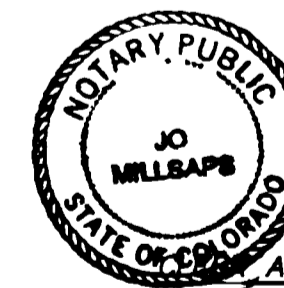
John A. Younker and Diana J. Younker  
THE DAY FAMILY TRUST  
James William Day and Rita Ariza Day (Trustees)

Arthur John Craven and Terry Ann Craven  
Larry W. Rossman and Claudia D. Rossman  
Henry R. Schaffer and Ruth A. Schaffer

STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March A.D. 1994, by John A. Younker and Diana J. Younker, The Day Family Trust (James William Day and Rita Ariza Day, Trustees), John D. Pizzicara and Patricia Pizzicara, Arthur John Craven and Terry Ann Craven, and Larry W. Rossman and Claudia D. Rossman, and HENRY R. SCHAFFER AND RUTH A. SCHAFFER

My commission expires 10/95



Notary Public Jo Millspaugh  
Address P.O. Box 40317 Gd Jt Co 81504

STATE OF COLORADO )  
                                  ) S.S.  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:18 o'clock P.M. this 22nd day of March A.D. 1994, and is duly recorded in Plat Book No. 14, Page 202

Fee: \$10.00  
Drawer AA71  
Monita Cadd  
Mesa County Clerk  
Deputy



SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of REPLAT OF LOTS 2, 12, 16, 17, and 18 OF BLOCK TWO CREEKSIDE FILING NO ONE, 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. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of Mesa County and all applicable state laws and regulations

DANIEL K. BROWN, C.L.S.  
Colorado Registered Professional Land Surveyor LS 23877

3/4/94  
Date

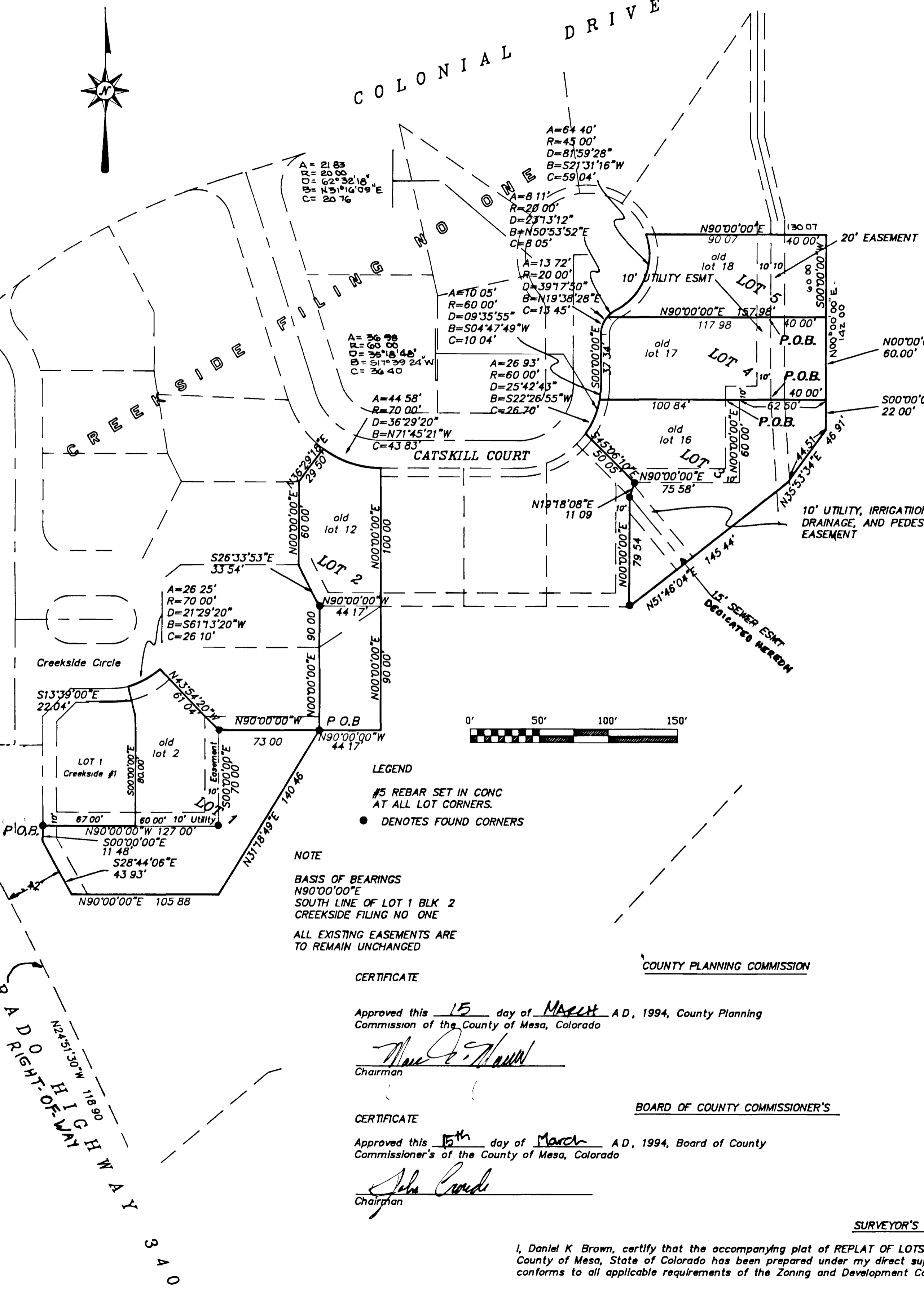
UTILITIES COORDINATING COMMITTEE

Approved this 18<sup>th</sup> day of Jan. A.D. 1994  
Utilities Coordinating Committee of the County of Mesa, Colorado

S. Dale Clawson  
Chairman

FINAL PLAT

REPLAT OF LOTS 2, 12, 16, 17, AND 18 OF BLOCK TWO CREEKSIDE, FILING NO ONE		
SITUATED IN THE N1/2 SECTION 23, T11S, R101W, 6TH P.M.		
FOR	YOUNKER	SURVEYED BY DM MM
SCALE	1" = 50' FT	DRAWN BY DKB
DATE	1/12/94	ACAD ID YOUNKER2
		SHEET NO
		FILE 93278 1



LEGEND  
#5 REBAR SET IN CONC AT ALL LOT CORNERS.  
● DENOTES FOUND CORNERS

NOTE  
BASIS OF BEARINGS  
N90°00'00"E  
SOUTH LINE OF LOT 1 BLK 2  
CREEKSIDE FILING NO ONE  
ALL EXISTING EASEMENTS ARE  
TO REMAIN UNCHANGED

CERTIFICATE  
Approved this 15 day of March A.D. 1994, County Planning  
Commission of the County of Mesa, Colorado

Chairman

CERTIFICATE  
Approved this 15<sup>th</sup> day of March A.D. 1994, Board of County  
Commissioner's of the County of Mesa, Colorado

Chairman

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