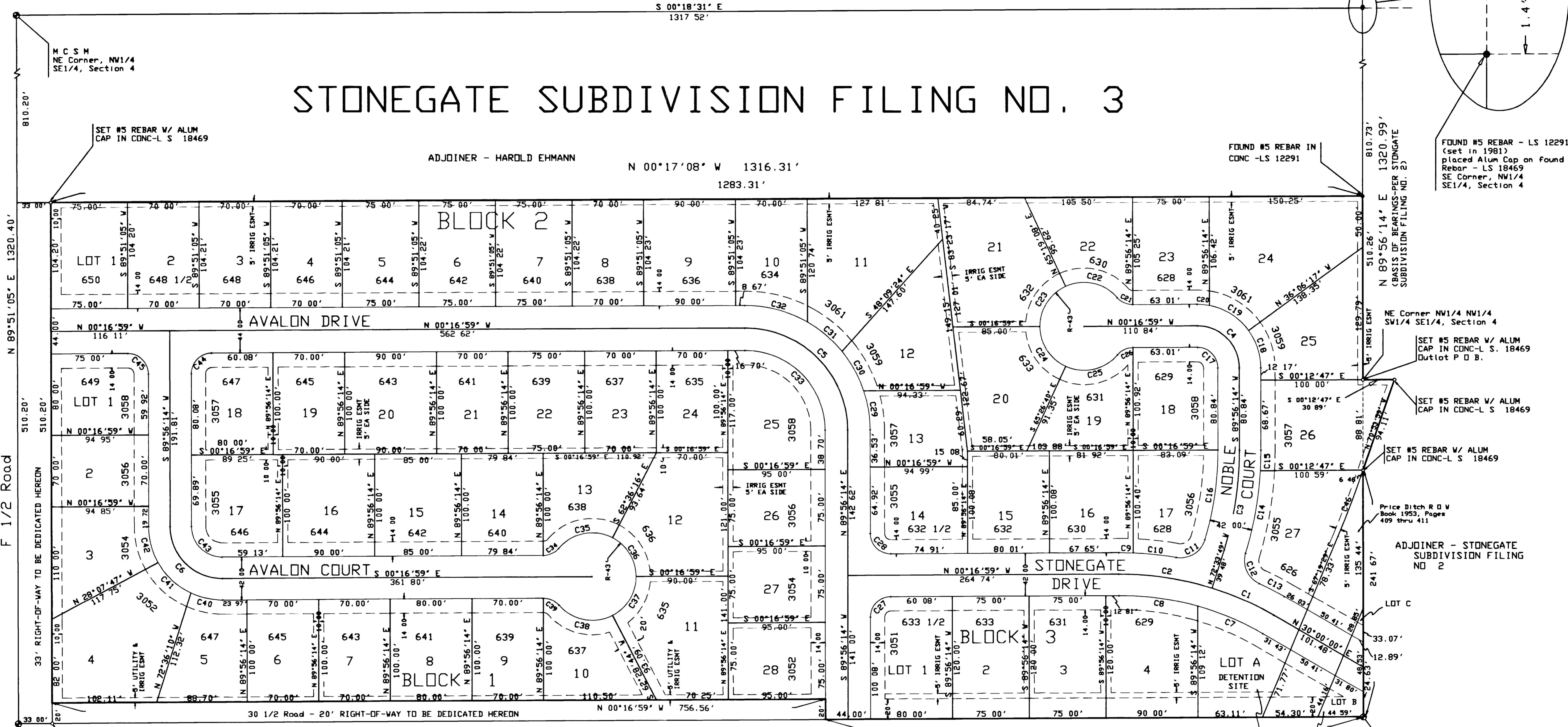




# STONEGATE SUBDIVISION FILING NO. 3



FOUND BRASS CAP-LS 6700  
SW Corner DIDIER SUBDIVISION  
(1 4' East & 0 35' South of  
true position-set in 1984)

FOUND #5 REBAR - LS 12291  
(set in 1981)  
placed Alum Cap on found  
Rebar - LS 18469  
SE Corner, NW1/4  
SE1/4, Section 4

NE Corner NW1/4 NW1/4  
SW1/4 SE1/4, Section 4

SET #5 REBAR W/ ALUM  
CAP IN CONC-L S. 18469  
Outlot P D B.

SET #5 REBAR W/ ALUM  
CAP IN CONC-L S. 18469

SET #5 REBAR W/ ALUM  
CAP IN CONC-L S. 18469

Price Ditch R O V  
Book 1953, Pages  
409 thru 411

ADJOINER - STONEGATE  
SUBDIVISION FILING  
NO 2

MESA CO SURVEY MONUMENT  
SW Corner, NW1/4 SE1/4,  
Section 4, T 1 S, R 1 E, U M  
P.D.B.

SET #5 REBAR W/ ALUM  
CAP IN CONC-L S. 18469

SET #5 REBAR W/ ALUM  
CAP IN CONC-L.S. 18469

M.C.S.M.  
NW Corner,  
SE1/4, Section 4

**STRUCTURE SET BACK REQUIREMENTS**  
Front - 20 Feet  
Rear - 10 Feet  
Side - 1) Principal Structures - shall be a minimum of 5 feet from property line or allowing a minimum of 15 feet between principal structures on any adjacent lot, whichever is greater (except where 10 foot easements are shown on plat)  
2) Accessory Structures - front half of lot same as Principal Structures, rear half of lot 5 feet from property line (except where 10 foot & 20 foot easements are shown)

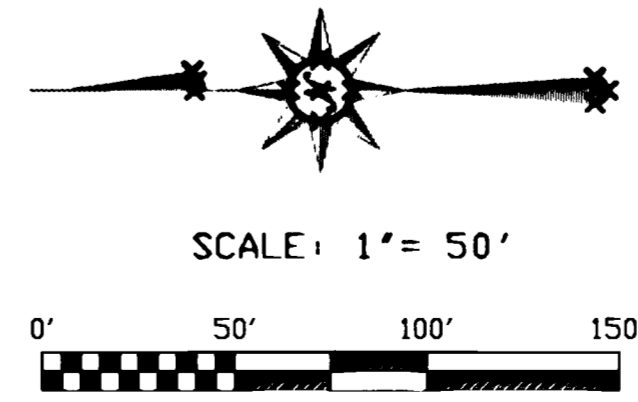
### LEGEND

- MESA COUNTY SURVEY MONUMENT
- FOUND #5 REBAR & CAP AS NOTED
- SET #5 REBAR & CAP AS NOTED
- ⊕ SET #5 REBAR AT LOT CORNERS
- UTILITY, IRRIGATION, DRAINAGE, & HANDICAP RAMP EASEMENT, & WIDTH OF EASEMENT (ALL EASEMENTS ARE MULTI-USE UNLESS OTHERWISE NOTED)

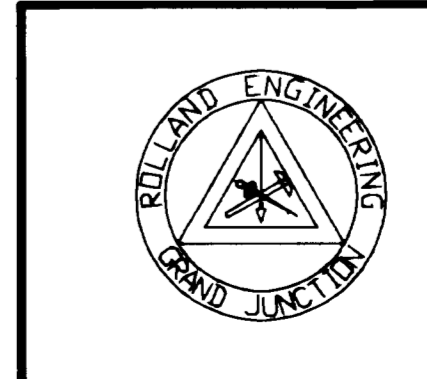
### AREA SUMMARY

TOTAL AREA IN LOTS	12 06 Acres	78 31%
TOTAL AREA IN STREETS	3 15 Acres	20 46%
TOTAL DRAINAGE AREA	0 19 Acres	1 23%
<hr/>		
TOTAL AREA	15 40 Acres	100 00%
TOTAL NUMBER OF LOTS = 59		

NOTE: 1. SEE SHEET 1 OF 2 FOR CURVE DATA & RECORDING INFORMATION  
2. LOT A, BLOCK 3 IS NOT A BUILDING SITE, STORM WATER DETENTION SITE ONLY



THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA, IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO CRS 35-3 5-101



## STONEGATE SUBDIVISION FILING NO. 3

LOCATED IN SE1/4 Section 4, T1S, R1E, U M, MESA COUNTY, COLORADO

ROLLAND ENGINEERING  
405 RIDGES BLVD  
GRAND JCT, CO 81503  
(303) 243-8300

Designed TDR	Checked RAM	Sheet 2
Drawn CFD	Date 2/93	of 2