

# A REPLAT OF LOTS 1 THROUGH 7, AND LOT 10 BLOCK 3 STONEGATE SUBDIVISION FILING NO. 2 (A REPLAT OF MESA VALLEY ESTATES)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, J.P. WHITE CONSTRUCTION COMPANY, a Colorado Corporation, are the owners of a parcel of land situated in the Southeast 1/4 Southwest 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows

Lots 1 through 7 inclusive, and Lot 10 Block 3, STONEGATE SUBDIVISION FILING NO. 2 a Replat of Mesa Valley Estates, and portions of Stonegate Drive and Merlin Court to be vacated hereon, Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as a Replat of Lots 1 Through 7, And Lot 10 Block 3, STONEGATE SUBDIVISION FILING NO. 2, a Replat of MESA VALLEY ESTATES, Mesa County, Colorado

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, together with perpetual right of ingress and egress in the easements adjacent to said streets and roads for the purpose of maintenance and future construction, and hereby dedicate to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 4 day of September, A.D. 1992

Darlena Moncrief  
Darlena Moncrief (President of J.P. White Construction Company)

J.P. White  
J.P. White (Secretary J.P. White Construction Company)

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 4th day of September, A.D. 1992

My commission expires 5-12-93  
WITNESS MY HAND AND OFFICIAL SEAL

Edward Lopez  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 9:44 o'clock A.M., this 21st day of October, A.D. 1992 and is duly recorded as Reception Number 1617610 in Plat Book 14, Page 75 thru inclusive

Monika J. Jedd Caree Ziehl \$10.00  
Clerk and Recorder Deputy Fees

Covenants, Conditions and Restrictions recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Reception Number \_\_\_\_\_, Date \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of October, A.D. 1992, Board of County Commissioners of Mesa County, Colorado

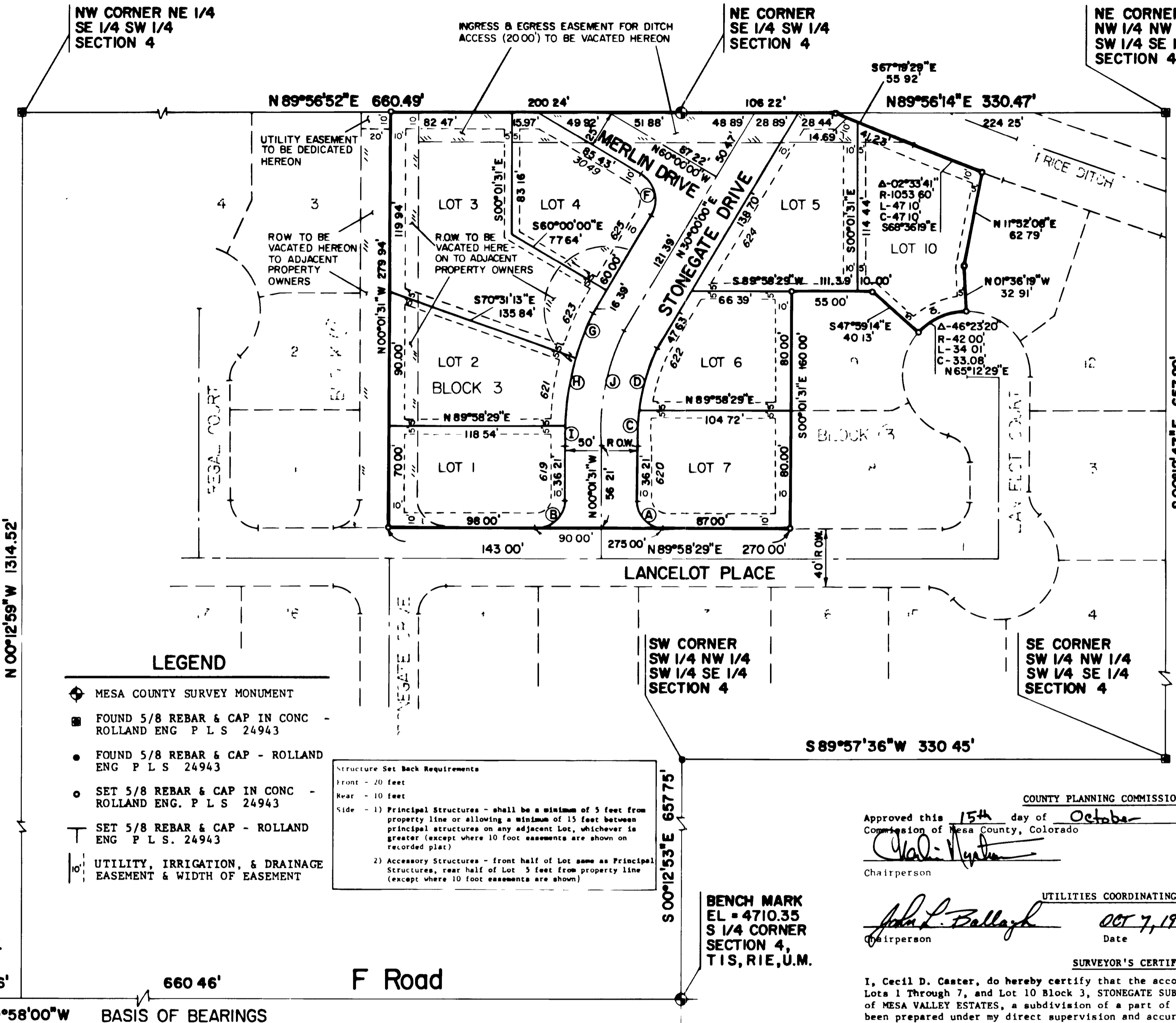
[Signature]  
Chairperson

### VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of private open space and public rights-of-way, the vacation of fractional parts of previously dedicated public rights-of-way and Ingress and Egress Easement for Ditch Access (20.00') across Lots 3, 4, 5, & 10 Block 3, not within public rights-of-way dedicated by this plat are hereby ordered

Approved this 20th day of October, A.D. 1992, Board of County Commissioners of Mesa County, Colorado

[Signature]  
Chairperson



- ### LEGEND
- ◆ MESA COUNTY SURVEY MONUMENT
  - FOUND 5/8 REBAR & CAP IN CONC - ROLLAND ENG. P.L.S. 24943
  - FOUND 5/8 REBAR & CAP IN CONC - ROLLAND ENG. P.L.S. 24943
  - SET 5/8 REBAR & CAP IN CONC - ROLLAND ENG. P.L.S. 24943
  - SET 5/8 REBAR & CAP - ROLLAND ENG. P.L.S. 24943
  - UTILITY, IRRIGATION, & DRAINAGE EASEMENT & WIDTH OF EASEMENT

**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 recorded 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 easements are shown)

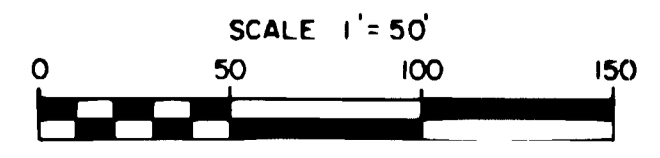
**COUNTY PLANNING COMMISSION CERTIFICATE**  
 Approved this 15th day of October, A.D. 1992 County Planning Commission of Mesa County, Colorado  
[Signature]  
 Chairperson

**UTILITIES COORDINATING COMMITTEE**  
[Signature] OCT 7, 1992  
 Chairperson Date

**SURVEYOR'S CERTIFICATE**  
 I, Cecil D. Caster, do hereby certify that the accompanying plat of A Replat of Lots 1 Through 7, and Lot 10 Block 3, STONEGATE SUBDIVISION FILING NO. 2, a replat of MESA VALLEY ESTATES, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a survey of the same  
9/4/92  
 Date  
[Signature]  
 Cecil D. Caster  
 Registered Professional  
 P.L.S. No. 24943

**BENCH MARK**  
 EL. = 4710.35  
 S 1/4 CORNER  
 SECTION 4,  
 T1S, R1E, U1M.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	90°00'00"	20.00'	20.00'	31.42'	28.28'	N45°01'31"W
B	90°00'00"	20.00'	20.00'	31.42'	28.28'	S44°58'29"W
C	10°58'09"	125.00'	12.00'	23.93'	23.89'	N05°27'34"E
D	19°03'22"	125.00'	20.98'	41.57'	41.38'	N20°28'19"E
E	90°00'00"	20.00'	20.00'	31.42'	28.28'	S75°00'00"W
F	90°00'00"	20.00'	20.00'	31.42'	28.28'	S15°00'00"E
G	10°31'13"	175.00'	16.11'	32.13'	32.09'	S24°44'23"W
H	14°59'13"	175.00'	23.02'	45.77'	45.64'	S11°59'11"W
I	04°31'06"	175.00'	6.90'	13.80'	13.80'	S02°14'02"W
J	30°01'31"	150.00'	40.23'	78.61'	77.71'	N14°59'15"E



### AREA SUMMARY

TOTAL AREA IN LOTS	1.76 Acres or	80.37 %
TOTAL AREA IN STREETS	0.43 Acres or	19.63 %
TOTAL AREA	2.19 Acres or	100.00 %
TOTAL NUMBER OF LOTS	8	

**ROLLAND ENGINEERING**  
 405 Ridges Blvd  
 Grand Junction, Colorado 81503  
 (303) 243-8300

NO	DATE	REVISION	BY

**A REPLAT OF LOTS 1 THROUGH 7,  
AND LOT 10 BLOCK 3, STONEGATE  
SUBDIVISION FILING NO. 2, A RE-  
PLAT OF MESA VALLEY ESTATES**  
 LOCATED IN S 1/2 Section 4, T1S, R1E, U1M,  
 MESA COUNTY, COLORADO

DESIGNED	CHECKED	JOB NO	SHEET
MDY	CDC		1
DRAWN	DATE		OF
CFO	7/92		1