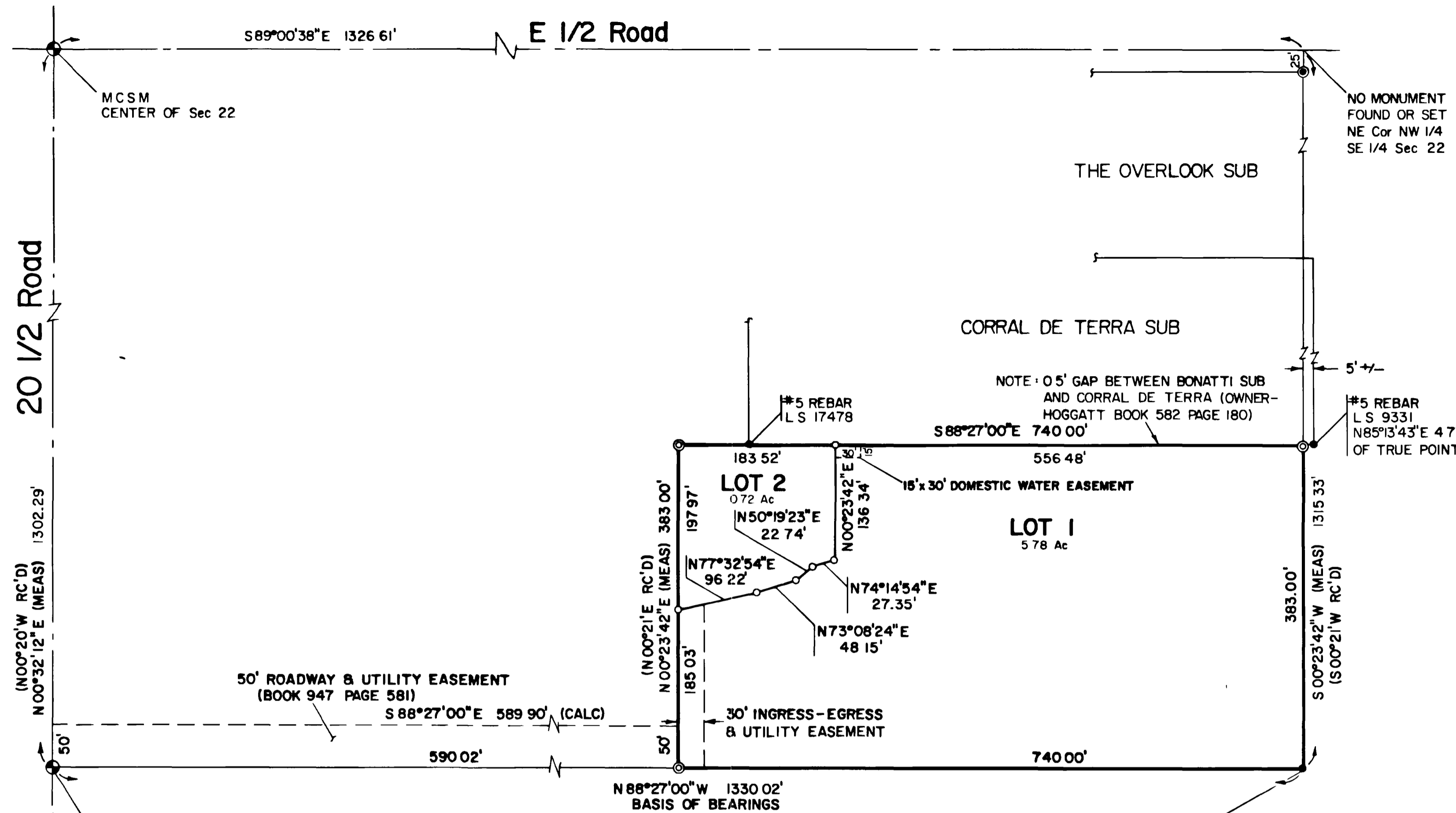


# BONATTI SUBDIVISION



20 1/2 Road

(N00°20'W RC'D)  
N00°32'12"E (MEAS) 1302.29'

50'

(N00°20'W RC'D)  
N00°32'12"E (MEAS) 1302.29'

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N00°32'12"E (MEAS) 1302.29'

50'

(N00°20'W RC'D)  
N00°32'12"E (MEAS) 1302.29'

50'

S89°00'38"E 1326.61'  
M.C.S.M. CENTER OF Sec 22

E 1/2 Road

NO MONUMENT FOUND OR SET NE Cor NW 1/4 SE 1/4 Sec 22

THE OVERLOOK SUB

CORRAL DE TERRA SUB

NOTE: 0.5' GAP BETWEEN BONATTI SUB AND CORRAL DE TERRA (OWNER-HOGGATT BOOK 582 PAGE 180)

#5 REBAR L.S. 17478

183.52'

LOT 2 0.72 Ac

N50°19'23"E 22.74'

N77°32'54"E 96.22'

N74°14'54"E 27.35'

N73°08'24"E 48.15'

15' x 30' DOMESTIC WATER EASEMENT

556.48'

LOT 1 5.78 Ac

S88°27'00"E 740.00'

#5 REBAR L.S. 9331 N85°13'43"E 473' OF TRUE POINT

383.00'

(S00°21'W RC'D) 1315.33'

5'

50' ROADWAY & UTILITY EASEMENT (BOOK 947 PAGE 581)

S88°27'00"E 589.90' (CALC)

590.02'

30' INGRESS-EGRESS & UTILITY EASEMENT

N88°27'00"W 1330.02'

BASIS OF BEARINGS

740.00'

M.C.S.M. SOUTHWEST CORNER NW 1/4 SE 1/4, Sec 22

FOUND 1 1/2" PIPE W/ PLUMBERS CAP SOUTHEAST CORNER NW 1/4 SE 1/4, Sec 22 T II S, R 101 W, 6th PM TRUE POINT OF BEGINNING

NOTE: ENGINEERED FOUNDATIONS ARE REQUIRED - SEE GEOLOGICAL REPORT

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Shirley Bonatti is the owner of that real property located in a part of the NW 1/4 SE 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian (as recorded in Book 947 at Page 581) being more particularly described as follows:

Beginning at the Southeast Corner of the NW 1/4 SE 1/4 of said Section 22, thence North 88°27' West 740 feet; thence North 00°21' East 383 feet, thence South 88°27' East 740 feet; thence South 00°21' West 383 feet to the point of beginning, TOGETHER WITH an easement (as recorded in Book 947 at Page 581, Mesa County Clerk and Recorders Office) for roadway and utilities over and across the following described tract to wit Beginning at a point 740 feet North 88°27' West of the Southeast Corner of the said NW 1/4 SE 1/4 of Section 22, thence North 88°27' West to the Southwest Corner of the said NW 1/4 SE 1/4 of Section 22, thence North 00°20' West 50 feet, thence South 88°27' East to a point which is 740 feet West of the East boundary line of said NW 1/4 SE 1/4 of Section 22, thence South 00°21' West 50 feet to the point of beginning, Mesa County, Colorado.

That said owner has caused the said real property to be laid out and surveyed as BONATTI SUBDIVISION, a subdivision of a part of Mesa County, 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 and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility and/or irrigation and drainage 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, and telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance, or replacement 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 born by the seller or purchaser, not by Mesa County.

IN WITNESS WHEREOF said owner, Shirley Bonatti, has caused her name to be hereunto subscribed this 13<sup>th</sup> day of May, A.D., 1992.

*Shirley Bonatti*  
Shirley Bonatti



### NOTARY PUBLIC

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was acknowledged before me this 13<sup>th</sup> day of May, A.D., 1992

My Commission expires 3-21-95  
Witness My Hand and Official Seal

*Pat Gonsdale*  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1613220

I hereby certify that this instrument was filed in my office at 12:41 o'clock P.M., this 13<sup>th</sup> day of May, A.D., 1992 and is duly recorded as Reception Number \_\_\_\_\_ in Plat Book 14 at Page 69

*Monika Todd* Fees \$ 10.00  
Clerk and Recorder  
*Genie French* 268  
Deputy

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13<sup>th</sup> day of September, A.D., 1992. County Planning Commission of the County of Mesa, Colorado

*Cheri Nye*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22<sup>nd</sup> day of September, A.D., 1992. Board of County Commissioners of the County of Mesa, Colorado

*John B. ...*  
Chairman

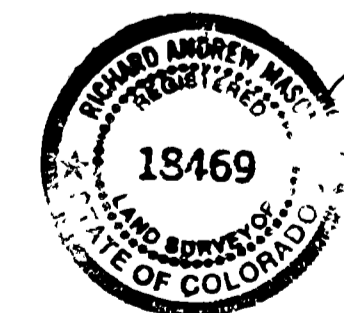
### UTILITIES COORDINATING COMMITTEE

*John L. Ballegh* May 13, 1992  
Chairman Date

### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of BONATTI SUBDIVISION, 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

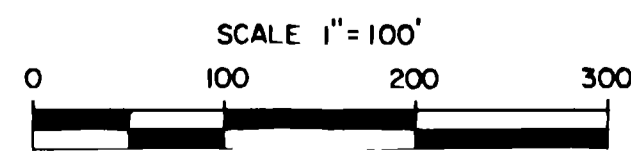
*Richard A. Mason* 5/23/92  
Richard A. Mason Date  
Registered Professional Land Surveyor  
P.L.S. No 18469



### LEGEND

- ⊕ MESA COUNTY SURVEY MONUMENT
- FOUND MONUMENT AS NOTED ON PLAT
- ⊙ FOUND #5 REBAR IN CONCRETE - L.S. 9960
- ⊙ SET #5 REBAR IN CONCRETE - L.S. 18469
- SET #5 REBAR - L.S. 18469
- RC'D RECORDED BEARINGS AND/OR DISTANCE
- MEAS MEASURED BEARINGS AND/OR DISTANCE
- CALC CALCULATED BEARINGS AND/OR DISTANCE

SETBACKS: RIB standards  
25' From East Property Lines



	NO	DATE	REVISION	BY
	<b>BONATTI SUBDIVISION</b>			
LOCATED IN NW 1/4 SE 1/4, Sec 22, T II S, R 101 W, 6th PM, GRAND JCT, CO				
ROLLAND ENGINEERING 405 Ridges Blvd Grand Junction, Colorado 81503 (303) 243-8300	DESIGNED	CHECKED	RAM	JOB NO
	DRAWN	CFO	DATE	5/92
				SHEET 1 OF 1