

# MELODY ESTATES, FILING TWO

AND

## REPLAT OF LOT 8 BLOCK 2, & LOTS 5-7 BLOCK 3 OF MELODY ESTATES, FILING ONE

DEDICATION

NOTICE TO ALL MEN BY THESE PRESENTS:

That the undersigned, Jack D. McLaughlin is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the SE 1/4 NE 1/4, Section 20, Township 1 South, Range 1 East, 11th Meridian, Mesa County, Colorado, and being described as follows:

Beginning at a point on the north line of the SE 1/4 NE 1/4 Section 20, T1S, R1E, U.M. being 326.00 feet S 89° 55' 56" W of the NE corner of the SE 1/4 NE 1/4 Section 20, T1S, R1E, U.M. (a Mesa County Brass Cap in place), and considering the north line of the SE 1/4 NE 1/4 Section 20, T1S, R1E, U.M. to bear S 89° 55' 56" W and all other bearings contained herein to be relative thereto; thence S 00° 02' 00" E 164.89 feet; thence 62.45 feet along the arc of a curve to the right with a radius of 64.00 feet and whose chord bears N 62° 00' 48" E 60.00 feet; thence S 00° 02' 00" E 34.00 feet; thence N 89° 58' 00" E 13.00 feet; thence S 00° 02' 00" E 168.00 feet; thence S 89° 58' 00" W 103.00 feet; thence S 00° 02' 00" E 86.14 feet; thence S 89° 58' 00" W 46 feet along the arc of a curve to the right with a radius of 64.00 feet and whose chord bears S 39° 37' 48" E 69.58 feet; thence S 00° 02' 00" E 55.64 feet to the left with a radius of 64.00 feet and whose chord bears S 32° 57' 37" E 69.58 feet; thence S 00° 02' 00" E 55.64 feet to the south line of the NE 1/4 NE 1/4 Section 20, T1S, R1E, U.M.; thence S 89° 57' 30" W 352.00 feet along said line to the SW corner of the NE 1/4 NE 1/4 Section 20; thence N 00° 01' 00" W 661.66 feet along the west line of the NE 1/4 NE 1/4 Section 20 to the NW corner of the NE 1/4 NE 1/4 Section 20; thence N 89° 55' 56" E 332.99 feet to the point of beginning, containing 5.26 acres, as shown on the accompanying plat thereof:

That the said owner has caused the said real property to be laid out and surveyed as MELODY ESTATES, FILING TWO; and REPLAT OF LOT 8 Block 2 and Lots 5 thru 7 Block 3 of MELODY ESTATES, FILING ONE, a subdivision of a part of the county of Mesa;

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 forever, and hereby dedicates those portions of said real property which are labeled as utility and street maintenance easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, streets and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, and streets and gutters. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines and streets, said easements and rights shall be utilized in a reasonable and prudent manner, the utility easements being dedicated to the public utilities companies.

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

IN WITNESS WHEREOF, said Jack D. McLaughlin has caused his name to be hereunto subscribed this 27<sup>th</sup> day of July, A.D., 1986

By Jack D. McLaughlin  
Jack D. McLaughlin

STATE OF COLORADO )  
) S.S.

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, A.D. 1986 by Jack D. McLaughlin.  
My commission expires 5-22-89 Witness my hand and official seal James McLaughlin  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
) S.S.

COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:48 o'clock P.M., July 31, A.D., 1986, and is duly recorded in Plat Book No. 13, Page 347

Earl Sawyer  
Clerk and Recorder

By Deputy y 46

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 31<sup>st</sup> day of July, A.D., 1986. (County Planning Commission of the County of Mesa, Colo.)

By Donna Miller  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 31 day of July, A.D., 1986. Board of County Commissioner's of the County of Mesa, Colo.

Paul C. ...  
ENCUMBRANCE RATIFICATION AND APPROVAL

Sammy W. Henson and Larue L. Henson, holders of the first deed of trust on the herein described real property, hereby ratify and approve the accompanying plat of MELODY ESTATES FILING TWO and REPLAT OF LOT 8 Block 2 and Lots 5 thru 7 Block 3 of MELODY ESTATES FILING ONE, by power of attorney.

By Gerald B. Feather  
Gerald B. Feather, Attorney in fact

STATE OF COLORADO )  
) S.S.

COUNTY OF MESA )

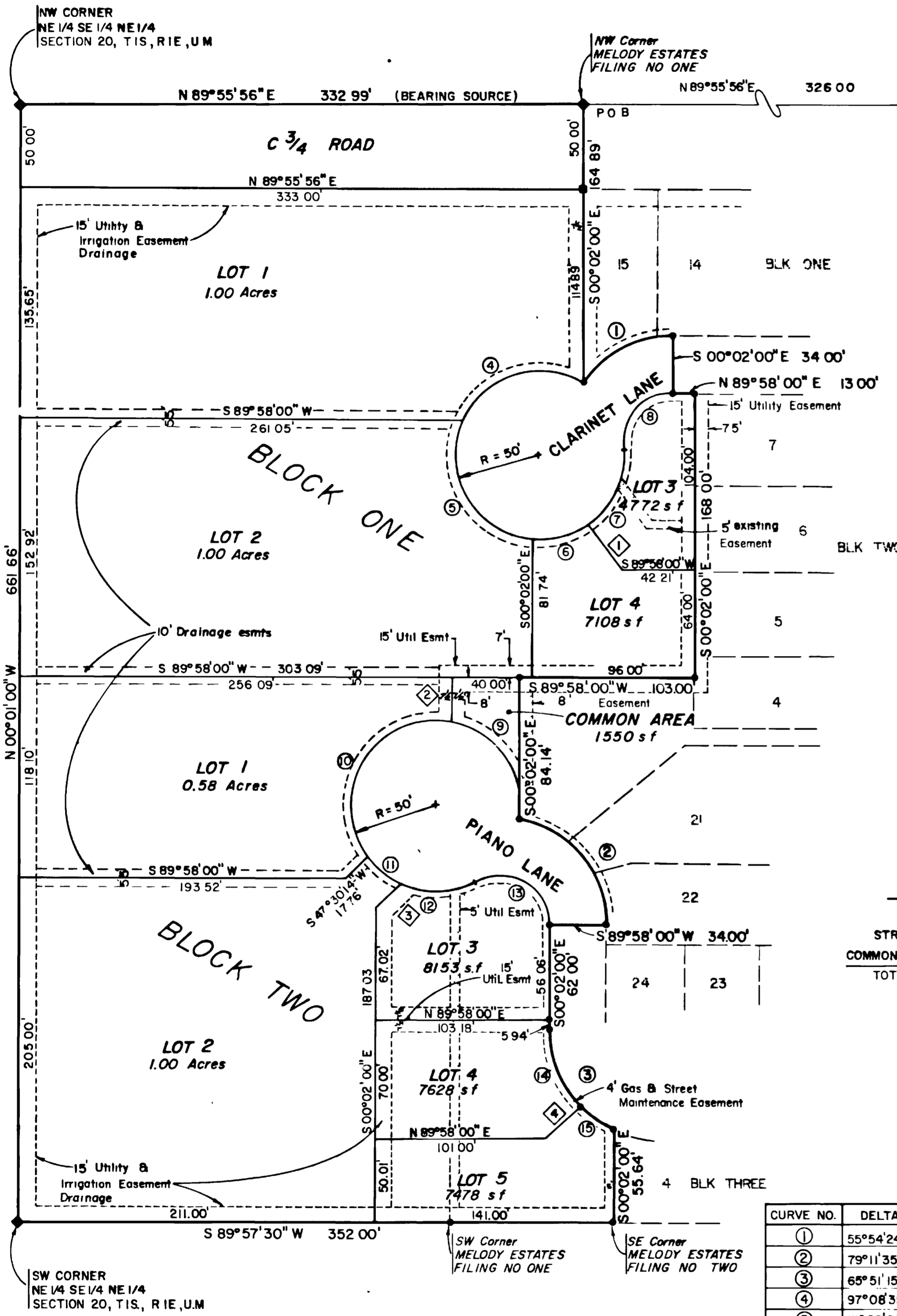
The foregoing encumbrance ratification and approval was acknowledged before me this 25<sup>th</sup> day of July, A.D., 1986, by Gerald B. Feather.  
My commission expires 5-25-87 Witness my hand and official seal. Darcy Sikkula  
Notary Public

### SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of MELODY ESTATES, FILING TWO and REPLAT OF LOT 8 Block 2 and Lots 5 thru 7 Block 3 of MELODY ESTATES FILING ONE, a subdivision of a part of the county of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By Max E. Morris 7/24/86  
Max E. Morris, Colo. Reg. Prof. Land Surveyor 14413

Chas. E. Stebbins July 25, 1986  
Approved - Utilities Coordinating Committee



### LEGEND

- FOUND 5 REROD W/CAP LS 16413 SET IN CONCRETE
- #5 REROD W/CAP LS 16413 SET FOR LOT CORNER ON FILING ONE
- † #5 x 20' REROD W/CAP LS 16413 TO BE SET AT ALL LOT CORNERS
- ◆ #5 x 20' REROD W/CAP LS 16413 SET IN CONCRETE

### AREA SUMMARY

LOTS	4.39 Acres	83.4%
STREETS	0.83 Acres	15.8%
COMMON AREA	0.04 Acres	0.8%
TOTAL	5.26 Acres	100.0%

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
①	55°54'24"	64.00'	62.45'	33.96'	N 62° 00' 48" E 60.00'
②	79° 11' 35"	64.00'	88.46'	52.94'	S 39° 37' 48" E 81.58'
③	65° 51' 15"	64.00'	73.56'	41.45'	S 32° 57' 37" E 69.58'
④	97° 08' 35"	50.00'	84.77'	56.66'	S 73° 41' 42" W 74.98'
⑤	111° 27' 50"	50.00'	97.27'	73.38'	S 33° 34' 12" E 82.64'
⑥	40° 30' 06"	50.00'	35.34'	18.45'	N 73° 26' 50" E 34.61'
⑦	57° 47' 49"	50.00'	50.44'	27.60'	N 24° 17' 52" E 48.33'
⑧	94° 34' 02"	30.00'	49.52'	32.49'	N 42° 40' 59" E 44.08'
⑨	88° 14' 23"	50.00'	77.01'	48.49'	N 35° 06' 09" W 69.62'
⑩	137° 26' 43"	50.00'	119.94'	128.39'	S 32° 03' 13" W 93.18'
⑪	23° 18' 26"	50.00'	25.58'	13.08'	S 51° 19' 26" E 25.30'
⑫	51° 54' 30"	50.00'	45.30'	24.34'	N 88° 04' 02" E 43.77'
⑬	117° 51' 14"	30.00'	61.71'	49.76'	S 58° 57' 27" E 51.39'
⑭	44° 04' 00"	64.00'	49.22'	25.90'	S 22° 04' 01" E 46.02'
⑮	2° 47' 14"	64.00'	24.34'	12.32'	S 54° 59' 36" E 24.19'

①	S 36° 48' 13" E	34.43'
②	N 00° 02' 00" W	27.16'
③	S 47° 30' 14" W	20.91'
④	N 45° 54' 00" E	28.10'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN ONE YEAR FROM THE DATE YOU FIRST DISCOVER SUCH DEFECT. IN ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY YOU MUST COMPLY WITH ANY LEGAL ACTION BASED UPON ANY DEFECT WITHIN ONE YEAR FROM THE DATE YOU FIRST DISCOVER SUCH DEFECT.

MELODY ESTATES FILING TWO, and REPLAT OF LOT 8 Block 2 and Lots 5 thru 7, Block 3 of MELODY ESTATES FILING ONE.	
For JACK MCLAUGHLIN	Surveyed by MEM & DKB
Scale 1"=50'	Drawn by LSG
Date: 12-7-85	Approved by: [Signature]
	Sheet no. 1/2
	File: 5319