

Replat of Tract D Mesa Valley Estates

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Douglas F Muth and Jack D Payne are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 SW 1/4 Section 4, Township 1 South, Range 1 East of the Ute Meridian and Tract "D" of Mesa Valley Estates as shown on the accompanying plat, said real property being more particularly described as follows

Commencing at the S 1/4 Corner of said Section 4,
 Thence N 00°12'53"W 50 00 feet,
 Thence N 89°58'00"W 47 59 feet to the TRUE POINT OF BEGINNING,
 Thence continuing N 89°58'00"W 150 90 feet,
 Thence N 00°02'00"E 206 00 feet,
 Thence N 89°58'00"W 100 00 feet,
 Thence S 00°02'00"W 206 00 feet,
 Thence N 89°58'00"W 164 32 feet,
 Thence along the arc of a curve to the right whose radius is 20 00 feet and whose long chord bears N 44°58'00"W 28 28 feet,
 Thence N 0°02'00"E 305 04 feet,
 Thence along the arc of a curve to the right whose radius is 72 50 feet and whose long chord bears N 45°00'15"E 102 48 feet,
 Thence N 89°58'29"E 308 89 feet,
 Thence along the arc of a curve to the right whose radius is 72 50 feet and whose long chord bears S 45°07'12"E 102 36 feet,
 Thence S 00°12'53"E 305 29 feet,
 Thence along the arc of a curve to the right whose radius is 20 00 feet and whose long chord bears S 44°54'34"W 28 35 feet to the TRUE POINT OF BEGINNING Containing 3 621 acres

That said owners have caused the said real property to be laid out and surveyed as Replat of Tract "D" Mesa Valley Estates, a subdivision of a part of Mesa County, Colorado

That said owners do 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 maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, water and sewer mains, together with the right to trim interfering trees and brush, with the 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

Parcel "A" (Private Drive) is for perpetual ingress/egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles

Parcels "B", "C" and "D" (Common Open Space) are dedicated to the owners within Replat of Tract "D" Mesa Valley Estates and are for recreational and esthetic purposes as determined appropriate by said owners

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14 day of June, A D. 1983

Douglas F. Muth
Douglas F Muth

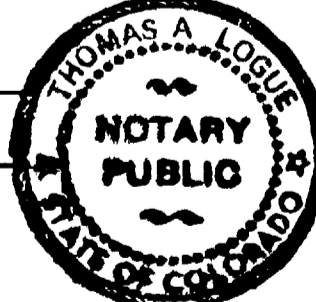
Jack D. Payne
Jack D Payne

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14 day of June, A D. 1983, by Douglas F Muth and Jack D Payne

My Commission Expires Aug 23 1985
 Witness My Hand and Official Seal

Thomas A. Logie
 Notary Public
 Address 2784 Crossroads Blvd.
Grand Jet. CO



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss
) Rec. #1338625

I hereby certify that this instrument was filed in my office at 3:15 o'clock P. M. this 02 day of September, A D. 1983, and is duly recorded in Plat Book No 13, Page 203 204 add X-38

Carl Saenger
Clerk and Recorder

Bonnie Wilson
Deputy

Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of June, A D. 1983
 County Planning Commission of the County of Mesa, Colorado

Richard Manning
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28 day of June, A D. 1983
 Board of County Commissioners of the County of Mesa, Colorado

Melvin Allen
Chairman

SURVEYORS CERTIFICATE

I, James T Patty, Jr., do hereby certify that the accompanying plat of Replat of Tract "D" Mesa Valley Estates, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

James T. Patty Jr. April 15, 1983
 James T Patty Jr Date
 Registered Land Surveyor
 Colorado Registration No 9960



UTILITIES COORDINATING COMMITTEE

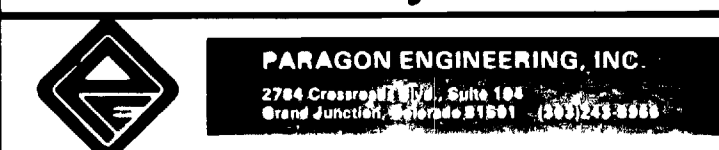
C.E. Shackler
Chairman

June 8, 1983
Date

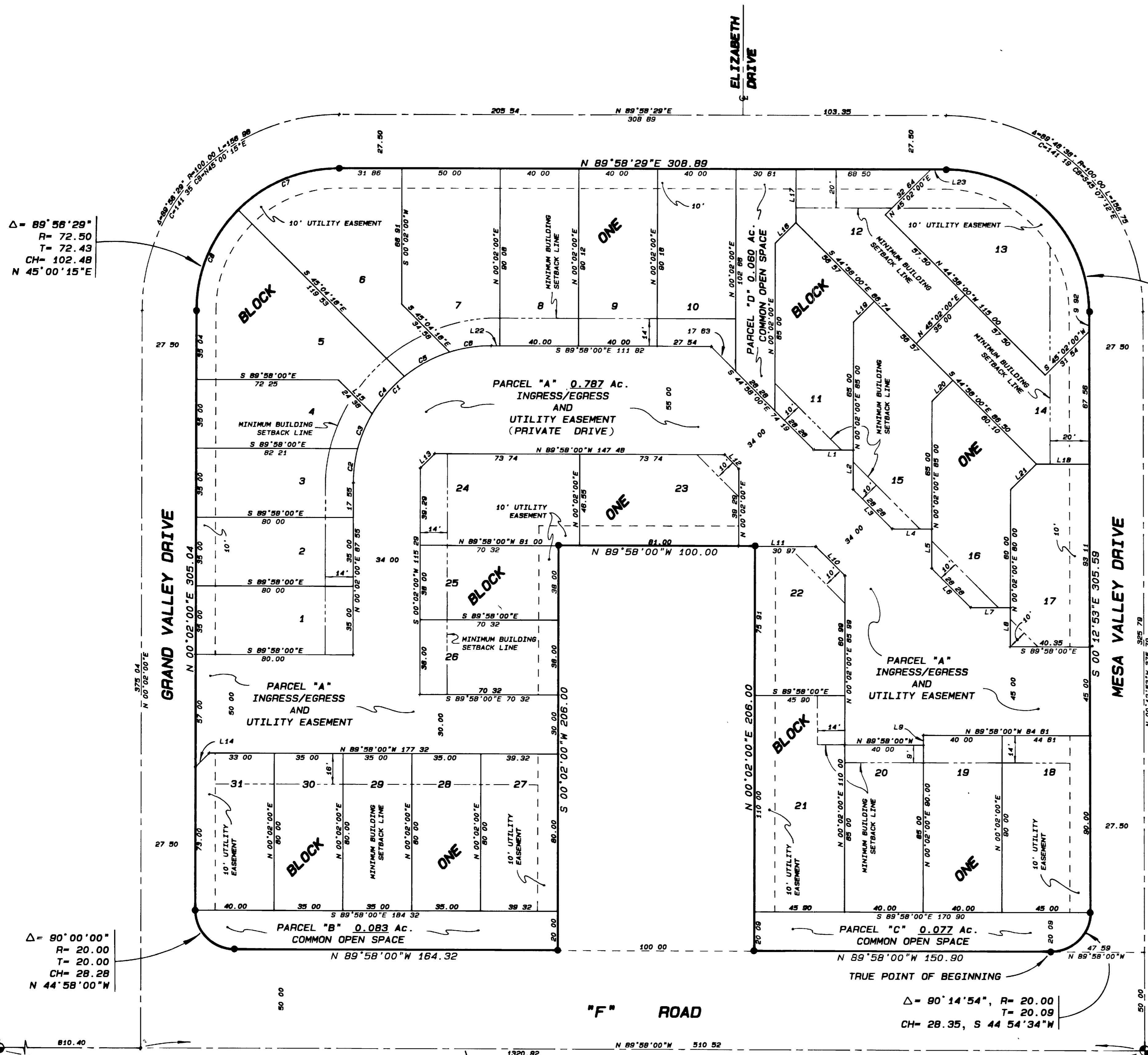
SHEET 1 OF 2
 Pg. 203

NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon

Replat of Tract D
 Mesa Valley Estates



Replat of Tract D Mesa Valley Estates



MINIMUM SETBACK REQUIREMENTS

FRONT	AS NOTED
SIDE	0 FEET OR EASEMENT WIDTH
REAR	0 FEET OR EASEMENT WIDTH

AREA QUANTITIES

PARCELS "A" THRU "D"	1.007 ACRES	OR 27.81 %
LOTS	2.614 ACRES	OR 72.19 %
TOTAL	3.621 ACRES	OR 100.00 %

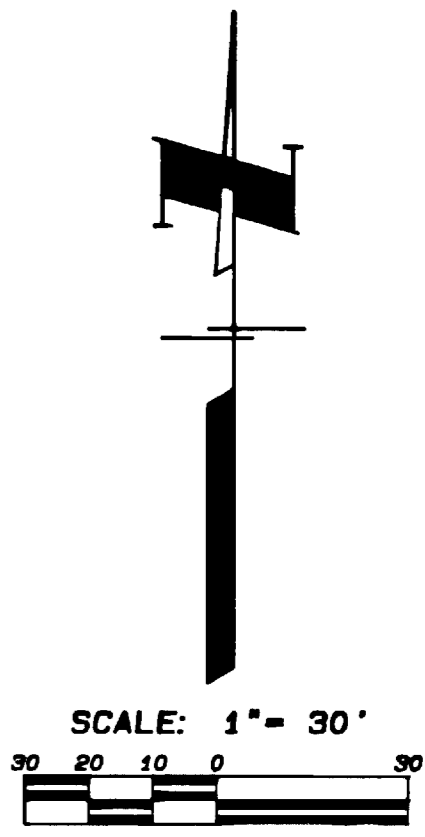
- LEGEND**
- MESA COUNTY BRASS CAP
 - #5 REBAR AND MONUMENT CAP SET IN CONCRETE
 - MINIMUM BUILDING SETBACK LINE

LINE TABLE

LINE	BEARING	DISTANCE
1	S 89°58'00"E	20.00
2	S 00°02'00"W	20.00
3	S 44°58'00"E	28.28
4	S 89°58'00"E	20.00
5	S 00°02'00"W	20.00
6	S 44°58'00"E	28.28
7	S 89°58'00"E	20.00
8	S 00°02'00"W	20.00
9	S 00°02'00"W	5.00
10	N 44°58'00"W	21.11
11	N 89°58'00"W	39.29
12	N 44°58'00"W	10.27
13	S 45°02'00"E	10.27
14	S 45°02'00"E	9.50
15	S 45°04'18"E	24.38
16	N 45°02'00"E	15.00
17	N 00°02'00"E	27.08
18	S 89°58'00"E	28.84
19	N 45°02'00"E	15.00
20	N 45°02'00"E	15.00
21	N 45°02'00"E	18.54
22	S 89°58'00"E	4.29
23	S 89°58'28"W	7.82

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	90°00'00"	70.00	109.96	70.00	98.99	N 45°02'00"E
2	14°28'14"	70.00	17.84	8.87	17.59	N 07°15'07"E
3	15°47'37"	70.00	19.30	9.71	18.23	N 22°22'03"E
4	20°37'59"	70.00	25.21	12.74	25.07	N 40°34'51"E
5	21°29'29"	70.00	26.28	13.28	26.10	N 41°38'35"E
6	17°38'41"	70.00	21.58	10.88	21.47	N 31°12'40"E
7	45°02'47"	72.50	57.00	30.08	55.54	S 87°27'08"W
8	44°53'42"	72.50	58.81	29.95	55.37	S 22°28'51"W



NOTE: PARCELS "B", "C" AND "D" (COMMON OPEN SPACE) ARE DESIGNATED AS UTILITY EASEMENTS.

$\Delta = 89^{\circ}58'29''$
 $R = 72.50$
 $T = 72.43$
 $CH = 102.48$
 $N 45^{\circ}00'15''E$

$\Delta = 89^{\circ}48'38''$
 $R = 72.50$
 $T = 72.26$
 $CH = 102.36$
 $S 45^{\circ}07'12''E$

$\Delta = 90^{\circ}00'00''$
 $R = 20.00$
 $T = 20.00$
 $CH = 28.28$
 $N 44^{\circ}58'00''W$

$\Delta = 90^{\circ}14'54''$, $R = 20.00$
 $T = 20.09$
 $CH = 28.35$, $S 44^{\circ}54'34''W$

SW CORNER
 SE 1/4 SW 1/4
 SECTION 4
 T.1 S. R.1 E.
 UTE MERIDIAN

SOUTH LINE SE 1/4 SW 1/4 SECTION 4
 ORIGIN OF BEARINGS

S 1/4 CORNER
 SECTION 4
 T.1 S. R.1 E.
 UTE MERIDIAN

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Replat of Tract D
Mesa Valley Estates
 PARAGON ENGINEERING, INC.
 2788 Crossroads Blvd., Suite 104
 Grand Junction, Colorado 81501 (303)243-8888