

# MELODY ESTATES - FILING ONE

## DEDICATION

KNOW 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, T1S, R1E, UTE MERIDIAN, MESA COUNTY, COLORADO, AND BEING DESCRIBED AS FOLLOWS

BEGINNING AT THE NE CORNER OF N 1/2 E 1/2 SE 1/4 NE 1/4, SECTION 20, T1S, R1E, UTE MERIDIAN (A BRASS CAP IN PLACE), THENCE S00°02'00"E 661.96' TO THE SE CORNER OF N 1/2 E 1/2 SE 1/4 NE 1/4, SECTION 20, T1S, R1E, U.M, THENCE S89°57'30"W 102.18' ALONG THE SOUTH LINE OF THE N 1/2 E 1/2 SE 1/4 NE 1/4, SECTION 20, T1S, R1E, U.M, THENCE N00°02'00"W 206.06', THENCE 180.38' ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 40.00' AND WHOSE CHORD BEARS N39°09'24"E 62.00', THENCE N00°02'00"W 68.94', THENCE N89°58'00"E 103.00', THENCE N00°02'00"W 89.00', THENCE S89°58'00"W 28.00', THENCE N37°31'14"W 35.00', THENCE 187.9' ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 40.00' AND WHOSE CHORD BEARS S19°17'12"E 56.99', THENCE 3.91' ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 64.00' AND WHOSE CHORD BEARS N32°18'35"E 3.91', THENCE N00°02'00"W 164.89' TO THE NORTH LINE OF N 1/2 E 1/2 SE 1/4 NE 1/4, SECTION 20, T1S, R1E, U.M, THENCE N89°55'56"E 326.00' ALONG THE NORTH LINE OF THE N 1/2 E 1/2 SE 1/4 NE 1/4, SECTION 20, T1S, R1E, U.M TO THE POINT OF BEGINNING AND CONTAINING 5.48 ACRES, MORE OR LESS, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF

THAT THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS MELODY ESTATES, FILING ONE, A SUBDIVISION OF A PART OF THE COUNTY OF MESA

THAT THE SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF PUBLIC FOREVER AND HEREBY DEDICATE 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 UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES

THAT SAID OWNER AND DEVELOPER DOES HEREBY DEDICATE AND SET APART ALL OF THE COMMON AREA AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE MELODY ESTATES HOMEOWNERS ASSOCIATION FOREVER TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID COMMON AREA

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELLING 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 24<sup>th</sup> DAY OF June, A.D, 1982

BY Jack D McLaughlin  
JACK D McLAUGHLIN

STATE OF COLORADO } S S  
COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF June, A.D, 1982 BY JACK D McLAUGHLIN MY COMMISSION EXPIRES 6-18-85 WITNESS MY HAND AND OFFICIAL SEAL Loanna Rankin 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 4:42 O'CLOCK P.M., SEP. 30, A.D, 1982, AND IS DULY RECORDED IN PLAT BOOK NO 13, PAGE 81+82 Earl Sawyer BY Earl Sawyer CLERK AND RECORDER DEPUTY FEES \$ 20.00  
Re #1304005 sub 461

## COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 3<sup>rd</sup> DAY OF July, A.D, 1982 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO BY R. J. Williams CHAIRMAN

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS 6<sup>th</sup> DAY OF July, A.D, 1982 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO BY Charles White CHAIRMAN

## 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 ONE, BY POWER-OF- ATTORNEY

BY Gerald B Feather  
GERALD B FEATHER, ATTORNEY IN FACT

STATE OF COLORADO } S S  
COUNTY OF MESA }

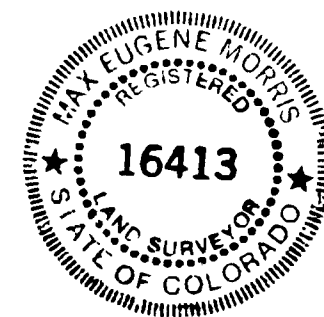
THE FOREGOING ENCUMBRANCE RATIFICATION AND APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF JUNE, A.D, 1982, BY GERALD B FEATHER

MY COMMISSION EXPIRES 9-1-85  
WITNESS MY HAND AND OFFICIAL SEAL M. Barbara Justice NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, MAX E MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT 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

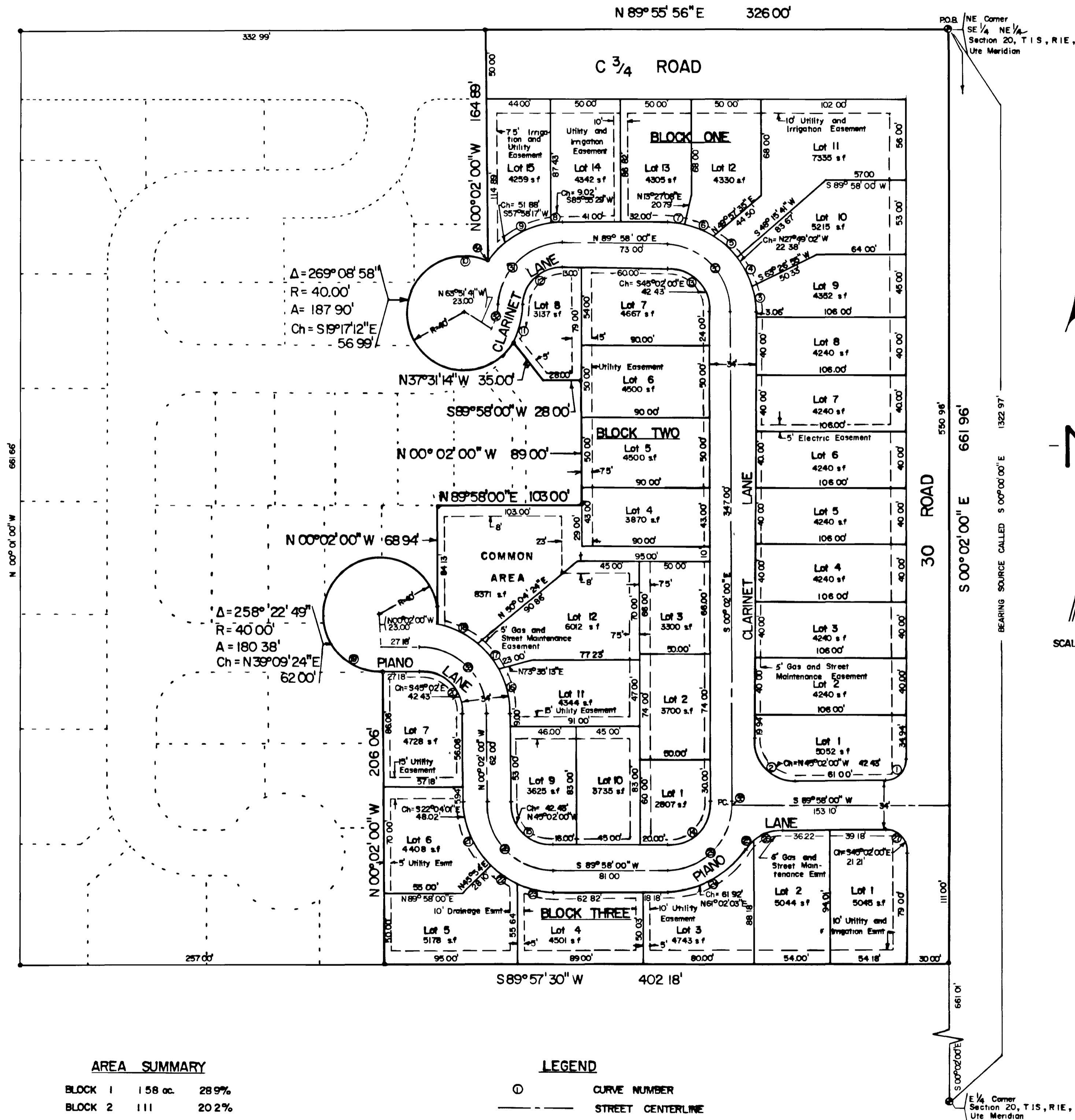
BY Max E Morris  
MAX E MORRIS L S 16413



Thomas B. Bahouth 6/30/82  
APPROVED - UTILITIES COORDINATING COMMITTEE DATE

MELODY ESTATES - FILING ONE			
FINAL PLAT			
FOR	JACK McLAUGHLIN	SURVEYED BY	Q E D SURVEYING
DRAWN BY	LS	APPROVED BY	R.S.C.
SCALE	HORIZONTAL 1" = 50'	SHEET NO	1 of 2
VERTICAL		FILE NO	82-01-04
DATE	6-16-82	GRAND JUNCTION, COLORADO	

# MELODY ESTATES - FILING ONE



NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING AND DISTANCE
①	90° 00' 00"	15.00'	23.56'	15.00'	S 44° 58' 00" W 21.21'
②	90° 00' 00"	30.00'	47.12'	30.00'	N 45° 02' 00" W 42.43'
③	17° 42' 44"	64.00'	19.78'	9.97'	N 08° 53' 22" W 19.71'
④	20° 08' 35"	64.00'	22.50'	11.37'	N 27° 49' 02" W 22.38'
⑤	20° 08' 35"	64.00'	22.50'	11.37'	N 47° 57' 37" W 22.38'
⑥	20° 08' 35"	64.00'	22.50'	11.37'	N 68° 06' 12" W 22.38'
⑦	11° 51' 31"	64.00'	13.25'	6.65'	N 84° 06' 15" W 13.22'
⑧	08° 05' 02"	64.00'	9.03'	4.52'	S 85° 55' 29" W 9.02'
⑨	47° 49' 21"	64.00'	53.42'	28.38'	S 57° 58' 17" W 51.88'
⑩	269° 08' 58"	40.00'	187.90'		S 19° 17' 12" E 24.32'
⑪	21° 54' 03"	64.00'	24.46'	12.38'	N 15° 11' 16" E 24.32'
⑫	85° 43' 46"	30.00'	44.89'	27.84'	N 47° 06' 07" E 40.82'
⑬	90° 00' 00"	30.00'	47.12'	30.00'	S 45° 02' 00" E 42.43'
⑭	90° 00' 00"	30.00'	47.12'	30.00'	S 44° 58' 00" W 42.43'
⑮	90° 00' 00"	30.00'	47.12'	30.00'	N 45° 02' 00" W 42.43'
⑯	25° 25' 56"	64.00'	32.95'	16.85'	N 14° 46' 58" W 32.93'
⑰	21° 29' 09"	64.00'	24.00'	12.14'	N 40° 16' 31" W 23.86'
⑱	28° 12' 30"	64.00'	31.51'	16.08'	N 65° 07' 20" W 31.19'
⑲	258° 22' 49"	40.00'	180.38'		N 39° 09' 24" E 62.00'
⑳	90° 00' 00"	30.00'	47.12'	30.00'	S 44° 58' 00" W 42.43'
㉑	44° 04' 00"	64.00'	49.22'	25.90'	S 22° 04' 01" E 48.02'
㉒	21° 47' 14"	64.00'	24.34'	12.32'	S 54° 59' 36" E 24.19'
㉓	24° 08' 45"	64.00'	26.97'	13.69'	S 77° 57' 37" E 26.77'
㉔	57° 51' 54"	64.00'	64.64'	35.38'	N 61° 02' 03" E 61.92'
㉕	21° 31' 16"	30.00'	11.27'	5.71'	N 42° 51' 44" E 11.20'
㉖	36° 20' 39"	30.00'	19.03'	9.85'	N 71° 47' 41" E 18.71'
㉗	90° 00' 00"	15.00'	23.56'	15.00'	S 45° 02' 00" E 21.21'
㉘	90° 00' 00"	47.00'	73.83'	47.00'	N 45° 02' 00" W 66.47'
㉙	90° 00' 00"	47.00'	73.83'	47.00'	S 44° 58' 00" W 66.47'
㉚	90° 00' 00"	47.00'	73.83'	47.00'	S 44° 58' 00" W 66.47'
㉛	85° 43' 45"	47.00'	70.32'	43.62'	S 47° 06' 08" W 63.94'
㉜	21° 54' 04"	47.00'	17.96'	9.09'	S 11° 15' W 17.86'
㉝	90° 00' 00"	47.00'	73.83'	47.00'	N 45° 02' 00" W 66.47'
㉞	03° 30' 02"	64.00'	3.91'	1.96'	N 32° 18' 35" E 3.91'
㉟	03° 39' 34"	47.00'	3.02'	1.50'	S 01° 47' 20" W 3.00'

**AREA SUMMARY**

BLOCK 1	158 ac	28.9%
BLOCK 2	111	20.2%
BLOCK 3	77	14.1%
STREETS	1.83	33.3%
COMMON AREA	19	3.5%
5.48 ac		100.0%

- LEGEND**
- CURVE NUMBER
  - STREET CENTERLINE
  - PROPERTY CORNER #5 REBAR, SET IN CONCRETE
  - ⊙ MESA COUNTY SURVEY MONUMENT

**MELODY ESTATES - FILING ONE**  
FINAL PLAT

FOR JACK MC LAUGHLIN	COBURN ENGINEERS	SURVEYED BY Q E D SURVEYING
SCALE HORIZONTAL 1" = 50'		DRAWN BY L S
DATE 6-16-82		APPROVED BY R S C
		SHEET NO 2/2
		FILE NO 82-01-04