

MINIMUM SET BACKS FOR PRIMARY AND SECONDARY STRUCTURES

FRONT - 20 feet

REAR - 15 feet

SIDE - THE SET BACK FOR BOTH SIDES SHALL TOTAL A MINIMUM OF 15 FEET WITH THE MINIMUM FOR ANY ONE SIDE BEING 5 FEET.

STONEGATE SUBDIVISION FILING NO.2

(A REPLAT OF MESA VALLEY ESTATES)

KNOW ALL MEN 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 of Section 4, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows:

Lots 1 thru 21 inclusive Block 1, Lots 1 thru 14 inclusive Block 2, Lots 1 thru 26 inclusive Block 3, and Lots 1 thru 7 inclusive Block 4, MESA VALLEY ESTATES, Mesa County, Colorado.

That said Owners have caused the said real property to be laid out and surveyed as 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 subscribed this 12th day of October A.D. 1990

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 12th day of October A.D. 1990 by Darlena Moncrief and J.P. White. My commission expires 4/25/94 Witness my hand and Seal.

Pheresa A. Purman
Notary Public

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1810 PAGES 786-789, RECEPTION NO. 1555138 DATE 10/26/90

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:02 o'clock A.M. this 26th day of October A.D. 1990 and is duly recorded as Reception Number 1555139 in Plat Book 13 at Page 495 thru inclusive. Drawer # J-83

MESA COUNTY BOARD OF COMMISSIONERS' COUNTY CLERK & RECORDER
Approved this 25th day of October AD 1990.

Mark S. Eckert
Chairperson


COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 24 day of October AD 1990.
COUNTY PLANNING COMMISSION, MESA COUNTY COLORADO.

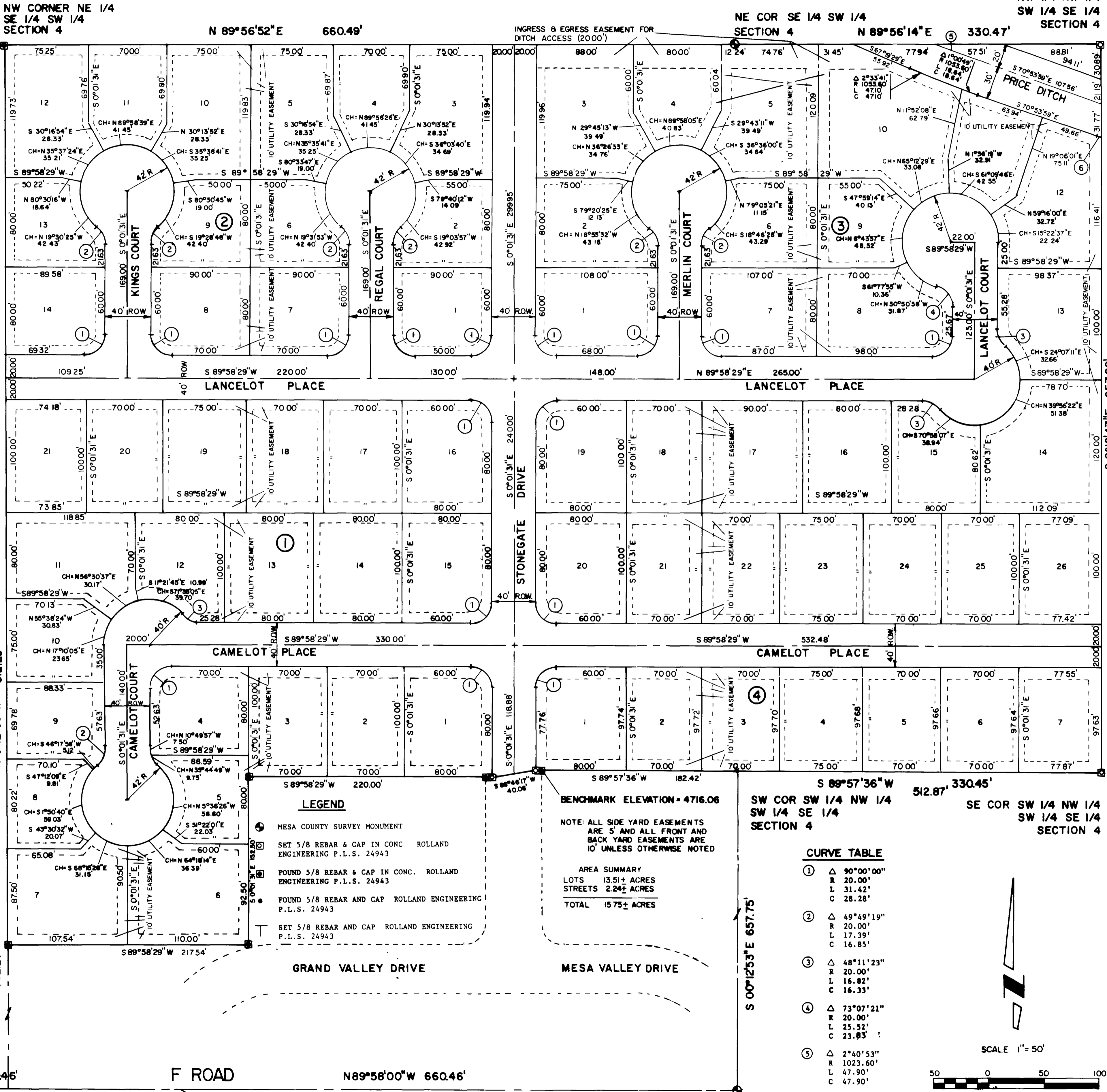
Richard D. Walker
Chairperson

SURVEYOR'S CERTIFICATE
I Cecil D. Caster, do hereby certify that the accompanying plat of 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 field survey of the same.

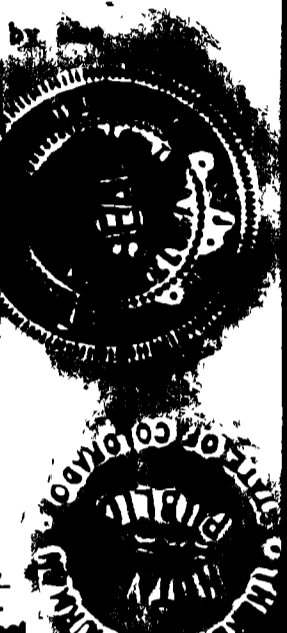
10-12-90
Date
Cecil D. Caster
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

UNITED BANK OF GRAND JUNCTION-DOWNTOWN, N.A. AS HOLDER OF A DEED OF TRUST ENCUMBERING THE ABOVE DESCRIBED PROPERTY CONSENTS TO THIS SUBDIVISION PLAT.
David Zolner
DAVID ZOLNER ASSISTANT VICE PRESIDENT
UNITED BANK OF GRAND JUNCTION-DOWNTOWN
10-12-90
DATE

	NO	DATE	REVISION	BY
STONEGATE SUBDIVISION FILING NO. 2 (A REPLAT OF MESA VALLEY ESTATES) LOCATED IN SE 1/4 SW 1/4 SEC 4, T 1 S, R 1 E, U.M.				
DESIGNED DRAWN CHECKED DATE	CBE CEO	TOR DATE	JOB NO. 8/90	SHEET 1 OF 1



NW CORNER NE 1/4 SECTION 4
SE 1/4 SW 1/4 SECTION 4
N 89°56'52"E 660.49'
N 89°56'14"E 330.47'
NE COR SE 1/4 SW 1/4 SECTION 4
NE CORNER NE 1/4 NW 1/4 SECTION 4
SW 1/4 SE 1/4 SECTION 4
KINGS COURT
REGAL COURT
MERLIN COURT
LANCELOT PLACE
CAMELOT PLACE
STONEGATE DRIVE
CAMELOT COURT
GRAND VALLEY DRIVE
MESA VALLEY DRIVE
F ROAD
WEST 1/16 SOUTH BDRY. SECTION 4, T 1 S, R 1 E, U.M.
SOUTH LINE, S 1/4, SW 1/4, SEC 4, T 1 S, R 1 E, U.M.
S 1/4 CORNER SECTION 4



10-12-90
DATE