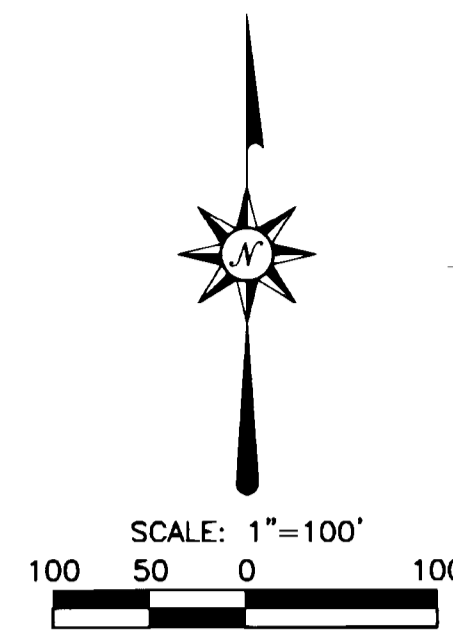


# MONUMENT VILLAGE FILING NO. 5

## A REPLAT OF LOT 2, MONUMENT VILLAGE SHOPPING CENTER, MESA COUNTY, COLORADO



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
  - CALCULATED CENTERLINE ARC PC'S and PT'S
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
  - (R) RECORD MEASUREMENT
  - FOUND REBAR, AS NOTED
  - △ CALCULATED CORNER, UNABLE TO SET
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 1st day of April, A.D., 1999, by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman John R. Smith

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 13th day of April, A.D., 1999, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman Kathryn H. Hall

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:49 o'clock A.M., April 14<sup>th</sup> A.D., 1999, and was duly recorded in Plat Book 17 Page No. 715 Reception No. 1897694 Drawer No. 66 122 Fees: \*20.00 \*1.00 72

Monika Todd  
Clerk and Recorder

By: Sue Zink  
Deputy

**DEDICATION**

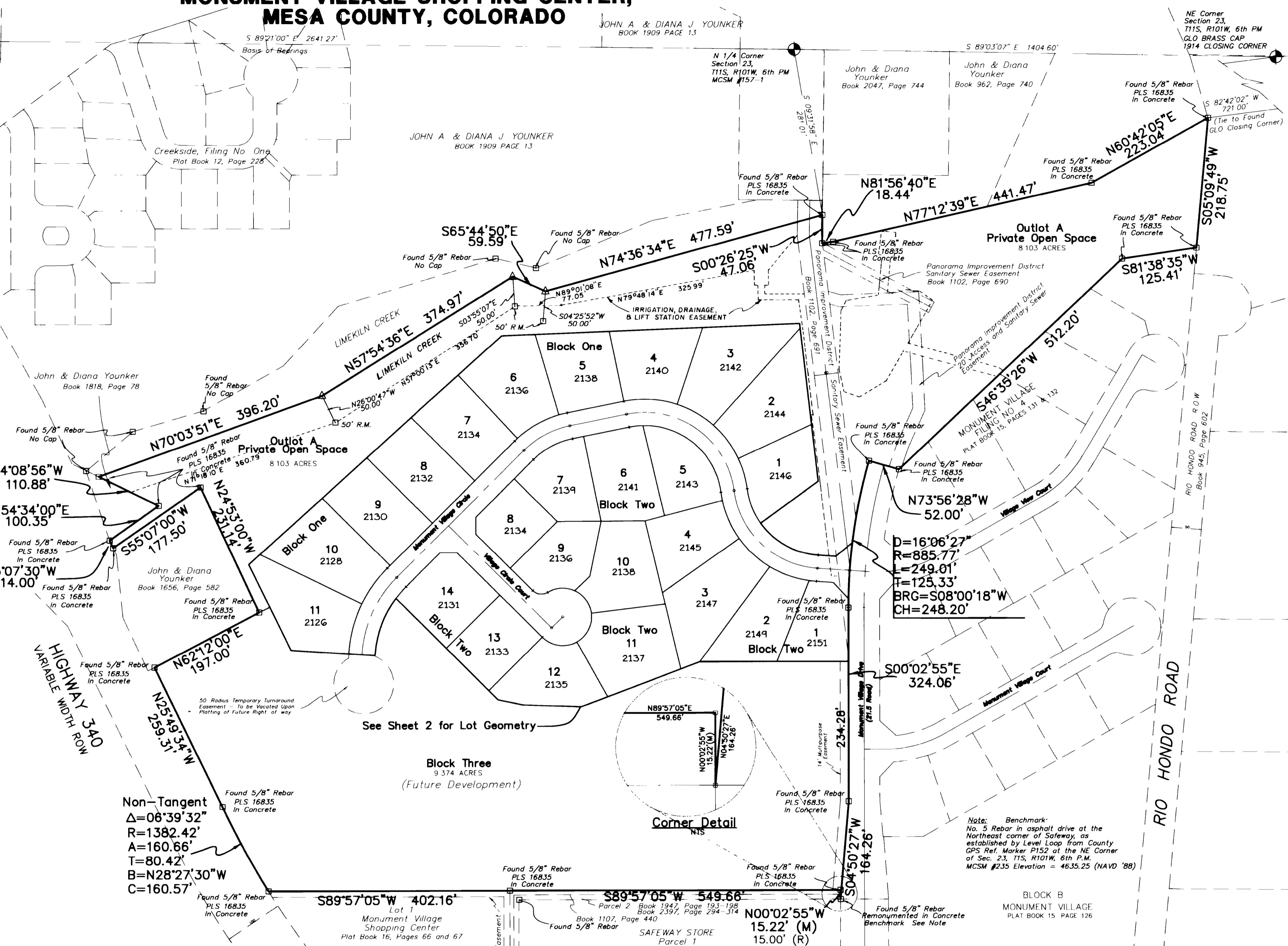
That the undersigned Eugene B. Fletcher, Inc., a California Corporation, is the owner of that real property situated in the NW1/4 and the NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

LOT 2, Monument Village Shopping Center, as recorded in Plat Book 16, Pages 66 and 67, of the Mesa County Records.

That said owner has caused the said real property to be laid out and surveyed as Monument Village, Filing No 5, a subdivision of a part of Mesa County, Colorado. That said owners do 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 to the Public Utilities those portions of said real property which are labeled as multipurpose and utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage easements, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner. Said owner hereby dedicates Outlot A as Private Open Space to the Monument Village Homeowners Association for the purposes of the Association including, but not limited to, drainage, irrigation, Public Utilities placement and Public Utility Companies access, signage, and whatever other purposes deemed prudent by the Association.

IN WITNESS WHEREOF, said owner, has caused their name to be hereunto subscribed this 26 day of March, A.D., 1999.

Claire M. Fletcher  
by: Claire M. Fletcher, President  
for: Eugene B. Fletcher, Inc., a California Corporation



**AREA SUMMARY**

Lots	= 8.647 Acres	31.28%
ROW	= 1.520 Acres	5.50%
Block Three	= 9.374 Acres	33.91%
Outlot A	= 8.103 Acres	29.31%
<b>TOTAL</b>	<b>= 27.646 Acres</b>	<b>100.00%</b>

**MINIMUM SETBACK REQUIREMENTS**

PRINCIPAL BUILDING	
Front	20 Feet
Side	10 Feet
Rear	20 Feet
ACCESSORY BUILDING	
Front	Rear 1/2 of Lot
Side	5 Feet
Rear	5 Feet

**NOTARY PUBLIC CERTIFICATION**

STATE OF California } ss  
COUNTY OF San Diego

The foregoing instrument was acknowledged before me by Claire M. Fletcher, President, of Eugene B. Fletcher, Inc., a California Corporation, this 26th day of March, A.D., 1999.

Witness my hand and official seal

Janet Palmer  
Notary Public

My Commission Expires Aug 8, 2000

**GENERAL NOTES**

Basis of bearings is the North line of the NW1/4 of Section 23 that bears S 89°21'00" E, a distance of 2641.27 feet, as shown on the recorded plat of Monument Village, as recorded in Plat Book 15, Page 126. Both monuments on this line are Mesa County Survey Markers, as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by First American Land Title Company - Title policy No. 00133159.

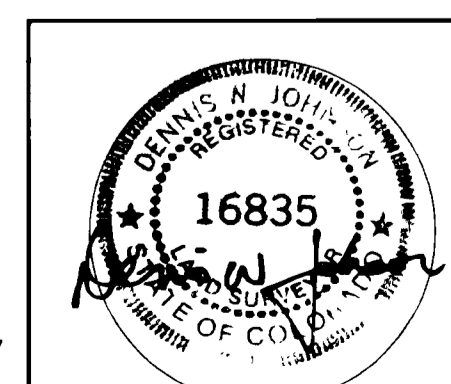
Declaration of Covenants and Restrictions are recorded at Book 2564, Pages 270 through 282, of the Mesa County records.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet± of the calculated position were accepted as being "in position".

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of MONUMENT VILLAGE FILING No 5 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 31 day of March, 1999



**MONUMENT VILLAGE FILING 5**  
A Part of Section 23  
T.11S., R.101W., 6th P.M.  
MESA COUNTY, CO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 98003	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb., 1999		rlc/rsk		1	2

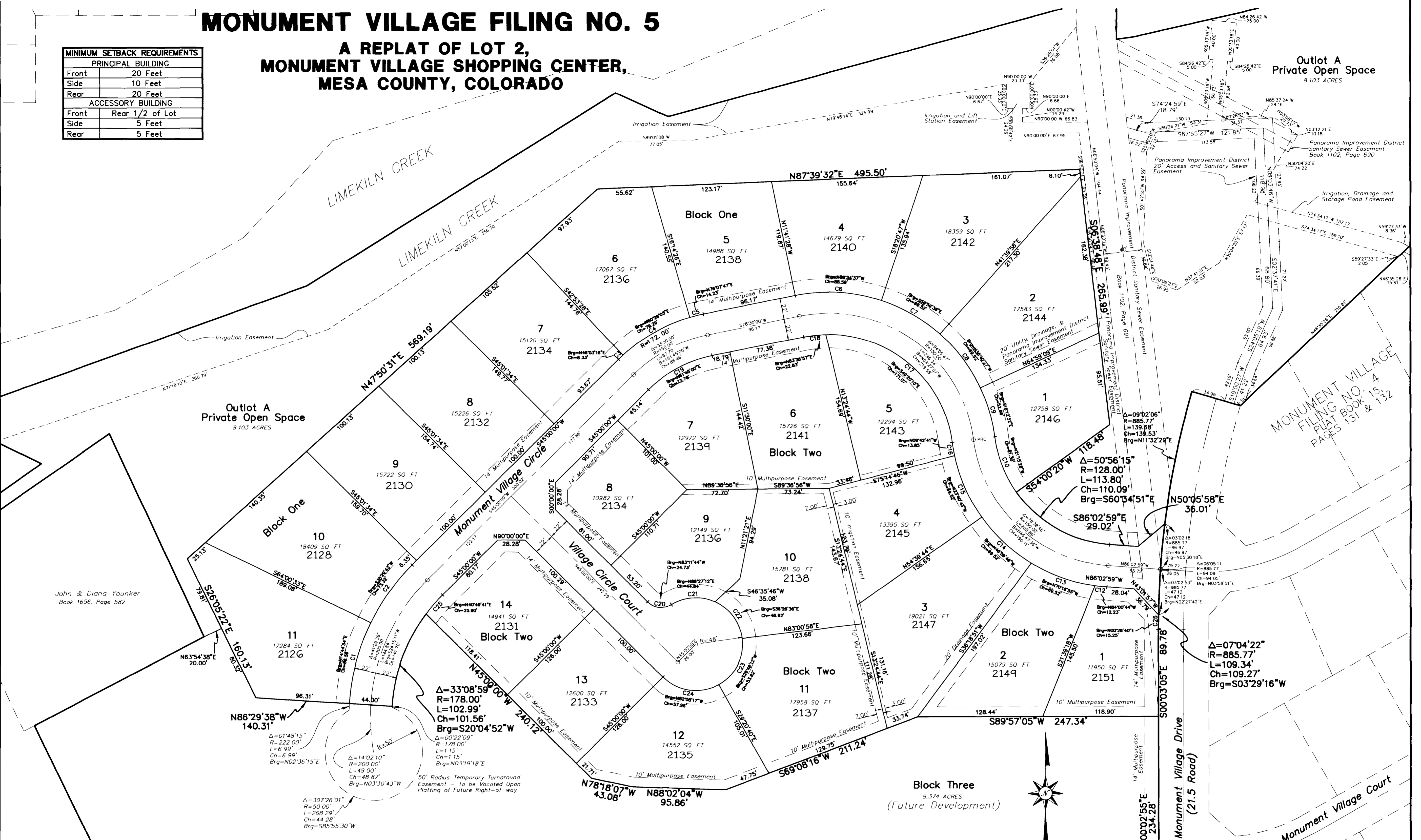
DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR  
P.L.S. No 16835

# MONUMENT VILLAGE FILING NO. 5

## A REPLAT OF LOT 2, MONUMENT VILLAGE SHOPPING CENTER, MESA COUNTY, COLORADO

MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL BUILDING	
Front	20 Feet
Side	10 Feet
Rear	20 Feet
ACCESSORY BUILDING	
Front	Rear 1/2 of Lot
Side	5 Feet
Rear	5 Feet

Outlot A  
Private Open Space  
8.103 ACRES



John & Diana Younker  
Book 1656, Page 582

MONUMENT VILLAGE  
FILING NO. 4  
PLAT BOOK 15  
PAGES 131 & 132

### LEGEND

- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
- CALCULATED CENTERLINE ARC PC'S and PT'S
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
- (R) RECORD MEASUREMENT
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ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

### CURVE INFORMATION

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	22°29'04"	222.00'	87.12'	44.13'	86.56'	N 14°44'54" E
C2	19°00'33"	222.00'	73.65'	37.17'	73.32'	N 35°29'43" E
C3	02°06'32"	172.00'	6.33'	3.17'	6.33'	N 48°03'16" E
C4	26°39'03"	172.00'	80.00'	40.74'	79.29'	N 60°28'03" E
C5	04°44'26"	172.00'	14.23'	7.12'	14.23'	N 76°07'47" E
C6	29°50'47"	172.00'	89.60'	45.84'	88.59'	S 86°34'37" E
C7	23°19'11"	172.00'	70.00'	35.49'	69.52'	S 59°58'29" E
C8	23°19'11"	172.00'	70.01'	35.49'	69.52'	S 36°40'23" E
C9	17°36'38"	172.00'	52.87'	26.84'	52.86'	S 16°12'32" E
C10	27°42'30"	128.00'	61.90'	31.57'	61.30'	S 21°15'28" E
C12	04°04'30"	172.00'	12.23'	6.12'	12.23'	S 84°00'44" E
C13	23°19'06"	172.00'	70.00'	35.49'	69.52'	S 70°18'55" E
C14	23°19'06"	172.00'	70.00'	35.49'	69.52'	S 46°59'49" E
C15	23°19'06"	172.00'	70.00'	35.49'	69.52'	S 23°40'43" E
C16	04°36'57"	172.00'	13.86'	6.93'	13.85'	S 09°42'41" E
C17	83°51'53"	128.00'	187.36'	114.98'	171.07'	S 49°20'10" E
C18	10°13'54"	128.00'	22.86'	11.46'	22.83'	N 83°38'57" E
C19	33°30'00"	128.00'	74.84'	38.52'	73.78'	N 61°45'00" E
C20	76°23'28"	20.00'	26.87'	15.74'	24.73'	N 83°11'44" W
C21	55°41'19"	48.00'	48.05'	25.36'	44.84'	N 86°23'24" E
C22	58°11'06"	48.00'	49.02'	26.89'	46.92'	S 36°40'23" E
C23	87°54'29"	48.00'	56.89'	32.32'	53.82'	S 26°48'12" W
C24	74°16'33"	48.00'	62.23'	36.35'	57.96'	N 82°08'17" W
C25	08°20'38"	178.00'	25.92'	12.98'	25.90'	N 40°48'41" E
C26	00°59'10"	885.77'	15.25'	7.62'	15.25'	N 00°28'40" E

### AREA SUMMARY

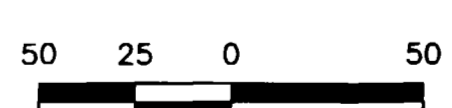
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### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of MONUMENT VILLAGE FILING NO 5 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 31 day of March, 1999

SCALE: 1"=50'



DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR  
P.L.S. No 16835

Located in Section 23, T11S., R101W., 6th P.M

**MONUMENT VILLAGE  
FILING 5**  
A Part of Section 23  
T.11S., R.101W., 6th P.M.  
MESA COUNTY, CO

**LANDesign**  
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PROJECT NO	SURVEYED	DRAWN	CHECKED	SHEET	OF
NO 98003		rlc	rsk	2	2