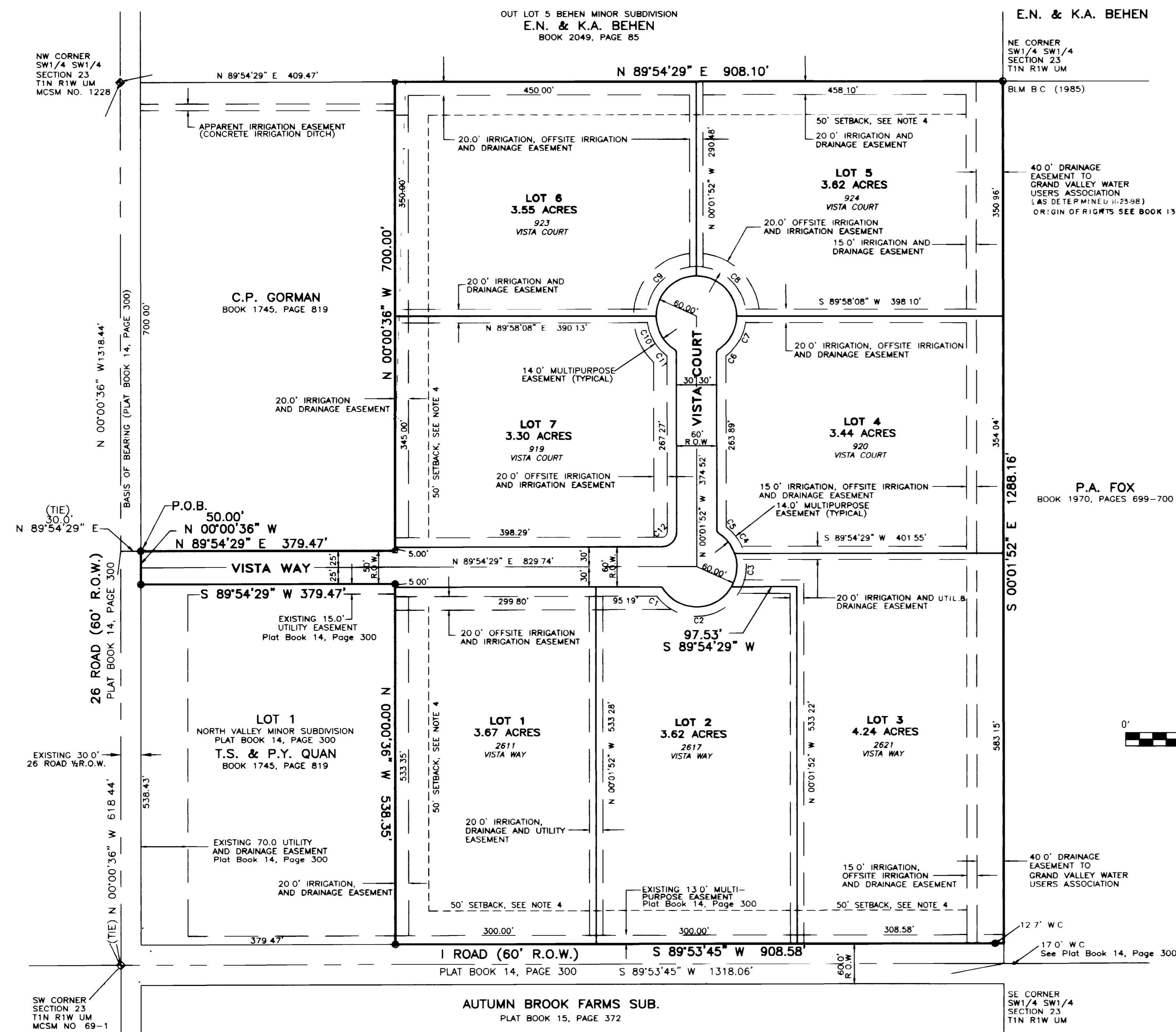


VISTA ESTATES SUBDIVISION

A REPLAT OF LOT 2 OF NORTH VALLEY MINOR SUBDIVISION
LOCATED IN THE SW1/4 SW1/4 OF SECTION 23 T1N R1W U.M.



- LEGEND:**
- ◆ MESA COUNTY SURVEY MONUMENT
 - U.S. GOVERNMENT SURVEY MONUMENT
 - FOUND #5 REBAR IN CONCRETE (LS 10097)
 - FOUND #5 REBAR IN CONCRETE (NO CAP)
 - FOUND #5 REBAR IN CONCRETE (LS 20677)
 - ▲ FOUND 3 1/4" ALUM. CAP & PIPE (LS 20677) (CAP STAMPED "15.0 W.C.", MEASURED 17.0")
 - ┆ LOT CORNERS (MUST BE SET PRIOR TO SALE OF ANY LOT)

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	6.00'	5.96'	5.72'	S 61°37'11" E	56°56'39"	3.25'
C2	60.00'	122.46'	102.29'	N 88°22'49" E	116°56'39"	97.80'
C3	60.00'	51.81'	50.21'	N 05°10'21" E	49°28'16"	27.84'
C4	60.00'	39.18'	38.49'	S 38°15'06" E	37°24'44"	20.32'
C5	6.00'	5.96'	5.72'	S 28°30'12" E	56°56'39"	3.25'
C6	6.00'	5.96'	5.72'	N 28°26'28" E	56°56'39"	3.25'
C7	60.00'	59.63'	57.21'	N 28°26'28" E	56°56'39"	32.54'
C8	60.00'	94.25'	84.85'	S 45°01'52" E	90°00'00"	60.00'
C9	60.00'	94.25'	84.85'	N 44°58'08" E	90°00'00"	60.00'
C10	60.00'	59.63'	57.21'	S 28°30'12" E	56°56'39"	32.54'
C11	6.00'	5.96'	5.72'	S 28°30'12" E	56°56'39"	3.25'
C12	22.00'	34.53'	31.10'	N 44°56'19" E	89°56'21"	21.98'

- GENERAL NOTES**
- Title information is from Mesa County real property records and from First American Title Insurance Co. Commitment No. J 376052, effective date December 28, 1995
 - Basis of Bearings is N 00°00'36" W between the Southwest Corner of Section 23 T1N, R1W of the Ute Meridian and the NW Corner of the SW 1/4 SW 1/4. According to the plat of North Valley Minor Subdivision, Plat Book 4, Page 300, Mesa County Records
 - All lot corners shall be monumented prior to sale of lots
 - 50-foot Building Set Back affects exterior property lines of subdivision only, all interior property lines are subject to set back requirements of current zoning
 - This Subdivision is located in an Agricultural area it is hereby recognized that Agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-35-101.
 - This Subdivision is located within an Avigation Easement benefiting Walker Field Airport Authority, Book 2114, Page 142
 - All monuments found within 0.25 feet of record position are accepted as memorials to the record.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS,
GEORGE J. DOMET AND VALERIE A. DOMET, AS JOINT TENANTS ARE THE OWNERS OF THAT CERTAIN TRACT OF LAND SITUATE IN THE COUNTY OF MESA, STATE OF COLORADO, AND THAT BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, WHICH IS PREVIOUSLY DESCRIBED IN BOOK 2197, PAGE 18, OF THE MESA COUNTY RECORDS AS LOT 2, NORTH VALLEY MINOR SUBDIVISION, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE MESA COUNTY BRASS CAP FOR THE SOUTHWEST CORNER OF SAID SECTION 23 FROM WHENCE THE MESA COUNTY BRASS CAP FOR THE NW CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 23 BEARS N00°00'36"W 700.00 FEET, THENCE N89°54'29"E 908.10 FEET; THENCE N00°00'36"W 618.44 FEET; THENCE N89°54'29"E 30.00 FEET TO THE POINT OF BEGINNING; THENCE N89°54'29"E 379.47 FEET, THENCE N00°00'36"W 700.00 FEET, THENCE N89°54'29"E 908.10 FEET; THENCE S00°01'52"E 1288.16 FEET, THENCE S89°53'45"W 908.58 FEET; THENCE N00°00'36"W 538.35 FEET; THENCE S89°54'29"W 379.47 FEET; THENCE N00°00'36"W 50.00 FEET TO THE POINT OF BEGINNING.
THIS PERIMETER CIRCUMSCRIBES 27.30 ACRES
That said owner has caused the said real property to be laid out and surveyed as VISTA ESTATES SUBDIVISION, a Subdivision of a part of the County of Mesa
That said owner hereby dedicates and sets apart real property as shown and labeled on the accompanying plat as follows:
All streets and Rights-of-Way to Mesa County for the use of the public forever; All Multi-Purpose Easements to Mesa County for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;
All utility easements to the public utilities for the use as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures.
All Irrigation Easements to the owner (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
All Offsite Irrigation Easements to the owners of Lot 1, North Valley Minor Subdivision and Autumn Brook Farms Home Owners Association, Inc. and Dennis L & Cynthia R Granum
All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as permanent easements, for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.
All easements include the right of ingress and egress on, along, over, under, and through and across by the City of Grand Junction, Mesa County, the public utilities as perpetual easements, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements, by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.
That there are no lien holders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 3 day of MAY, A.D. 1999.
George J. Domet
George J. Domet
Valerie A. Domet
Valerie A. Domet

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 3 day of MAY, A.D. 1999, by independence Valley Corporation.
My commission expires: 11-27-2002
WITNESS MY HAND AND OFFICIAL SEAL: *Sharon A. Hunt*
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 7th day of May, A.D. 1999
Board of County Commissioners of Mesa County, Colorado
Kathryn A. Hall
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 7th day of May, A.D. 1999.
County Planning Commissioners of Mesa County, Colorado
Thomas K. Butts
Chairperson

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 2:58 o'clock P.M., this 18th day of May, A.D. 1999 and is duly recorded as Reception Number 1902830 in Plat Book 17, Page 77 through — inclusive. Drawer No. GC 152
Mona L. Taha
Clerk and Recorder
Kristie McCreary
Deputy
10⁰⁰ Fees

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of VISTA ESTATES SUBDIVISION, a subdivision of a part of Mesa County has been prepared under my direct supervision and accurately represents the actual field conditions of the same.
Richard A. Mason
Richard A. Mason
Registered Professional Surveyor
P.L.S. No. 18469
5-4-1999
Date

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

VISTA ESTATES SUBDIVISION
LOCATED IN THE SW1/4 SW1/4 OF SECTION 23 T1N R1W UTE MERIDIAN MESA COUNTY, COLORADO

File Name: C:\SC14\WORK\8041\8041PLAT.DWG

Designed	ESS	Checked	RAM	Proj#	8041	Sheet	1
Drawn	ESS	Date	5/3/99	Rv		Of	1