

# CAMPBELL ESTATES NO.3

## A REPLAT OF BLOCK 2, \*CAMPBELL ESTATES NO. 2

### W1/2 SW1/4 NE1/4

### Section 10, T.1 S., R.1 E., Ute Meridian

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Maxwell Sneddon and Carole M. Sneddon are the owners of BLOCK 2, \*CAMPBELL ESTATES NO. 2, the plat of which is recorded in Plat Book 17, Page 60, Reception No. 1906991 in the records of the Clerk & Recorder of Mesa County, Colorado; and which is more specifically described as:

Commencing at the C-N 1/16 Corner Sec 10, T1S, R1E, Ute Meridian, from whence the C1/4 Sec10 bears S00°13'20"E, 1319.02'; thence, N89°52'53"E 30.00' to the Point of Beginning, the NW Cor Lot 10; thence, S00°13'20"E 112.15'; thence, S45°13'20"E, 32.61'; thence, S00°13'20"E, 44.00'; thence, S44°46'40"W, 32.61'; thence, S00°13'20"E, 83.44'; thence, N89°46'40"E, 273.00'; thence, S00°13'20"E, 117.50'; thence, S35°04'42"E, 53.62'; thence, S00°13'20"E, 125.00'; thence, N89°46'40"E, 320.35'; thence, N00°12'08"W, 571.08'; thence S89°52'53"W, 624.19' to the Point of Beginning.

That said owners have caused the same to be laid out and platted under the name and style of CAMPBELL ESTATES NO. 3, as shown hereon.

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 utility or multi-purpose 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, together with the right to trim interfering trees and brush; with the perpetual right to ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That the said owners certify that there are no lienholders for the described real property.

The protective covenants are recorded in Book 2362, Pages 733-739.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 14 day of May A.D. 1999.

Maxwell Sneddon Carole M. Sneddon  
Maxwell Sneddon Carole M. Sneddon

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was presented before me this 14 day of May A.D. 1999.

Witness my hand and official seal, Juanita Williams  
Notary Public

My commission expires: 2-28-2000

**COUNTY PLANNING COMMISSION**

Approved this 18 day of May A.D. 1999, County Planning Commission of the County of Mesa.

Thomas R. Benton  
Chairperson

**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**

Approved this 15th day of June A.D. 1999, Board of County Commissioners of the County of Mesa.

Kathryn Hall  
Chairperson

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:28 o'clock P.M. this 15th day of June A.D., 1999, and is duly recorded in Plat Book No. 17, Page 94

Reception No. 1906991 Drawer No. GG168

Monika Ish Carl Fink  
Clerk and Recorder Deputy Fees

**SURVEYORS CERTIFICATE**

I, Robert A. Larson, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of CAMPBELL ESTATES NO.3, development of the County of Mesa, was prepared from a survey performed by me or under my direct supervision, and is correct to the best of my knowledge and information.

Robert A. Larson, PLS 31160 Date 5-13-99

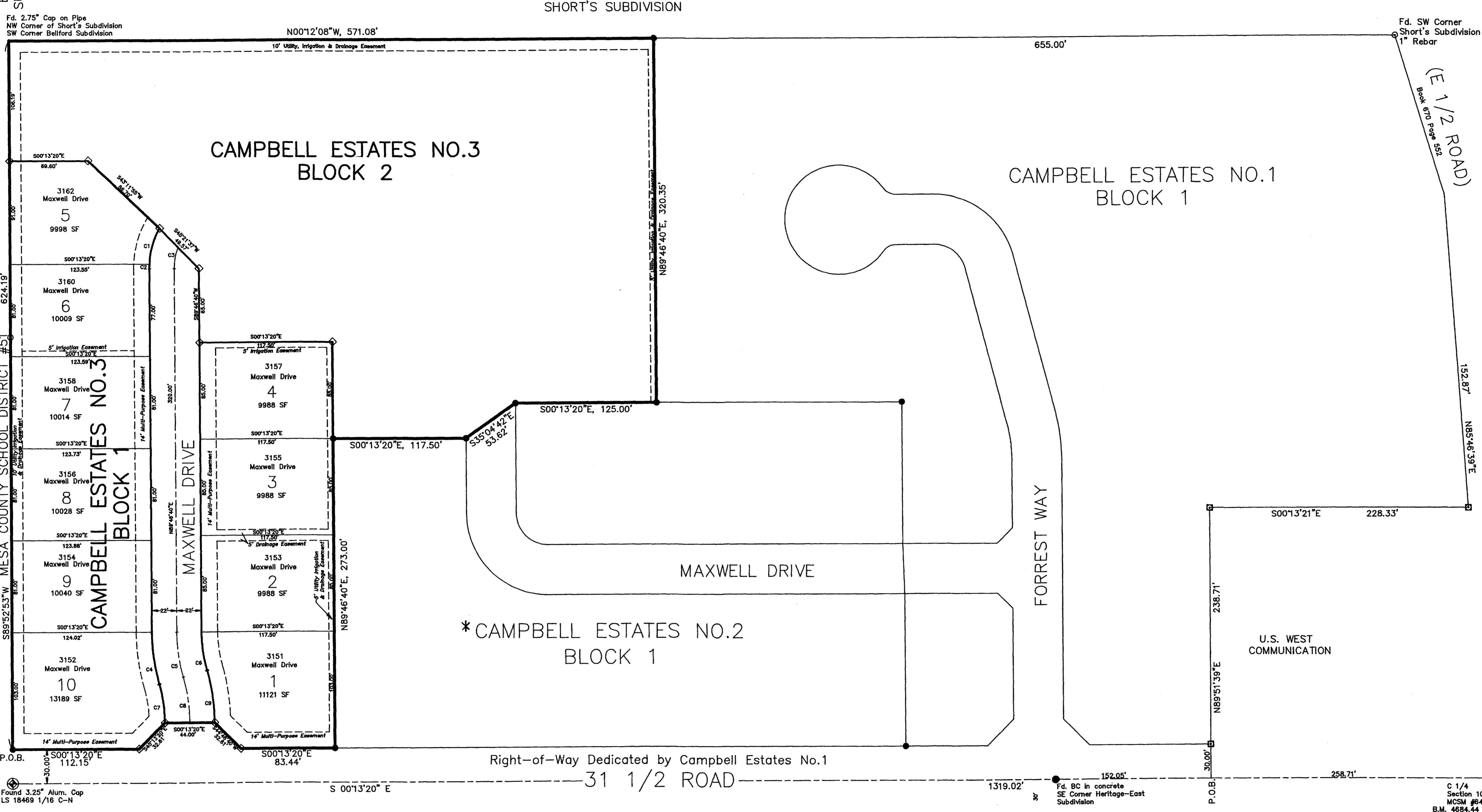
**CAMPBELL ESTATES NO.**

W 1/2 SW 1/4 NE 1/4

Section 10, T.1 S., R.1 E., Ute

MERRITT LS, LLC  
2004 N.12th St. #4, Grand Junction, Co. 815  
Phone 970-255-7386 Fax 243-8515

Drawn by R.A.L. Design by MDY Consulting Engine



**LEGEND**

- ◆ Found Mesa County Survey Monument
- Found rebar as noted
- Found 2" Alum. Cap in Concrete LS 10097
- Found 2" Alum. Cap/#5 Rebar LS 10097
- ◇ Set 2" Alum. Cap/#5 Rebar LS 31160

**BUILDING SETBACKS**

FRONT YARD	50' FCL
SIDE YARD	15'
REAR YARD	25'

**LAND USE SUMMARY**

USE	AREA (Acres)	PERCENT
LOTS	2.40	38.34%
STREETS	0.42	6.71%
BLOCK 2	3.44	54.95%
TOTAL	6.26	100.00%

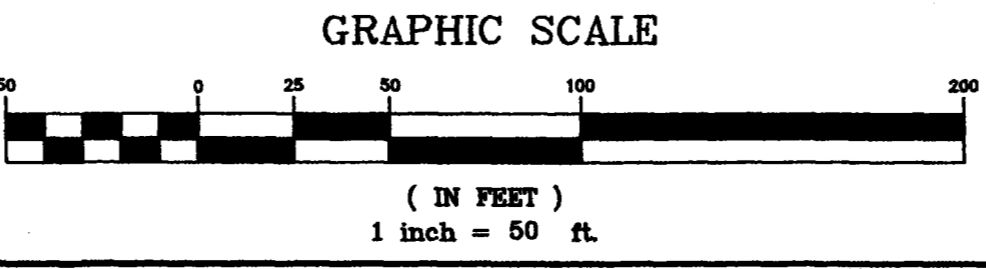
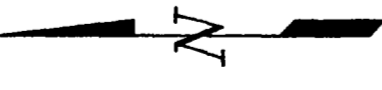
**CURVE DATA**

Δ Angle	R	L	LC
C1	26°16'15"	72.00'	33.01'
C2	03°11'05"	72.00'	4.00'
C3	22°00'19"	50.00'	19.20'
C4	15°40'16"	169.99'	46.49'
C5	15°40'16"	147.99'	40.48'
C6	15°40'16"	125.99'	34.46'
C7	15°40'16"	125.99'	34.46'
C8	15°40'16"	147.99'	40.48'
C9	15°40'16"	169.99'	46.49'

**BEARING STATEMENT**

The bearing from the C 1/4 Corner, Mesa County Survey Monument, to the C-N 1/16, 3 1/4" Alum.Cap. LS 18489, is assumed to be N00°13'20"W, as defined on the Heritage-East Subdivision Plat.

\* Amended:  
Campbell Estates No. 2 was amended to reflect address changes  
Book 17 Page 60.



**NOTICE:** According to Colorado Law you must commence any legal action upon any defect in this survey within three years after you first discovered 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 the certification shown hereon.

