

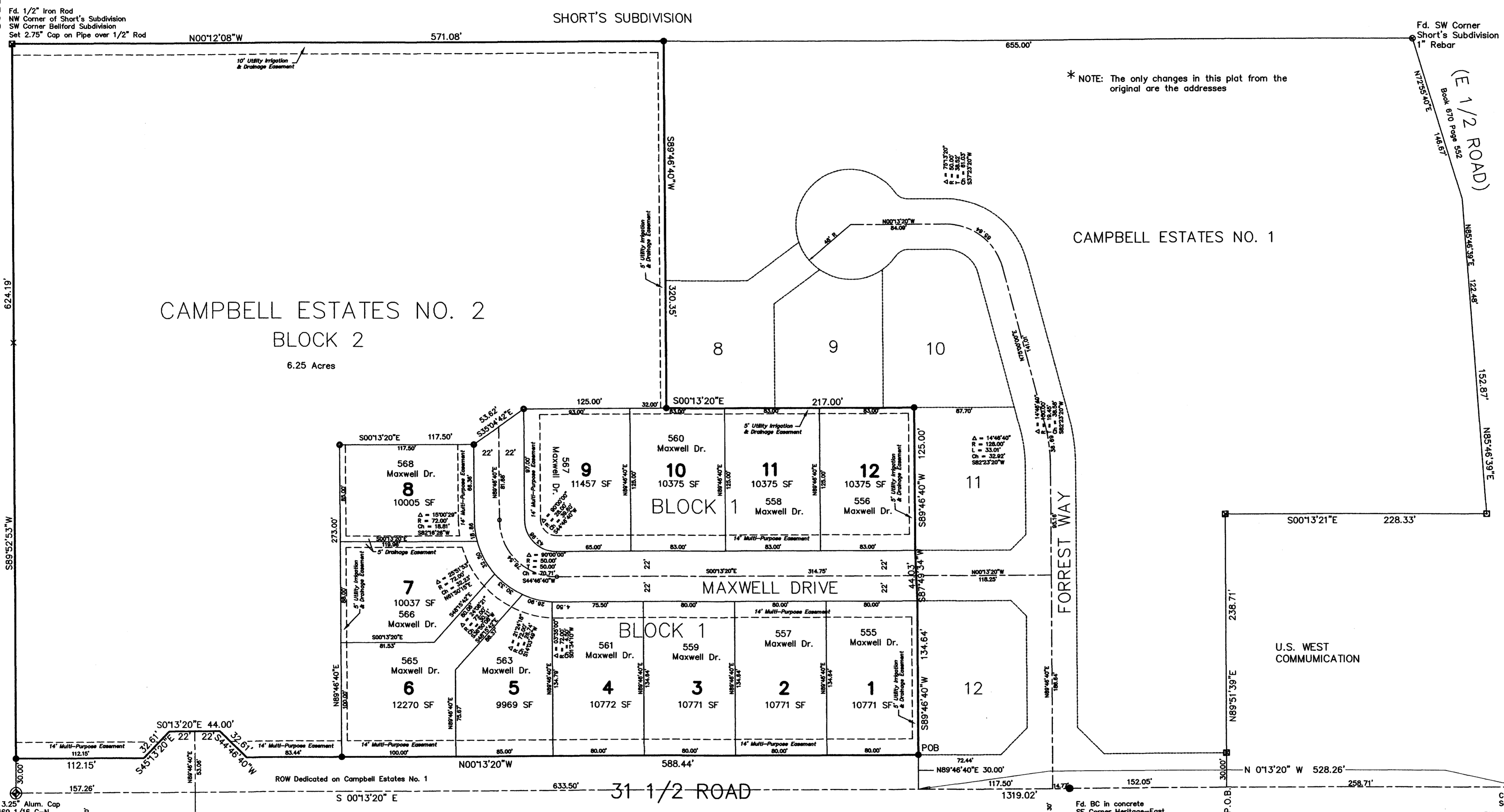
AMENDED* CAMPBELL ESTATES NO. 2

A REPLAT OF BLOCK 2 OF CAMPBELL ESTATES NO. 1
Section 10, T.1 S., R.1 E., Ute Meridian, Mesa County, Colorado

SHORT'S SUBDIVISION

BELLFORD
SUBDIVISION

MESA COUNTY SCHOOL DISTRICT #51



* NOTE: The only changes in this plat from the original are the addresses

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Maxwell Sneddon and Carole M. Sneddon are the owners of the following described property as recorded in the Mesa County Clerk and Recorders record in Book 2335 Pages 484,485, Book 2347 Page 973,974, Bk. 2546 Pg. 483 Described as follows:

Commencing at the center 1/4 corner of Section 10, Township 1 South, Range 1 East of the Ute Meridian, whence the C- N 1/16 of said Section 10 bears N 0°13'20" W 1319.02 feet; thence along said line N 0°13'20" W 528.26 feet, thence N 89°46'40" E 30.00 feet to the TRUE POINT OF BEGINNING, said point is also the northwest corner of Lot 12, Campbell Estates No. 1; thence N 0°13'20" W 588.44 feet, thence N 44°46'40" E 32.61 feet, thence N 0°13'20" W 44.00 feet, thence N 45°13'20" W 32.61 feet, thence N 0°13'20" W 112.15 feet, thence N 89°52'53" E 624.19 feet, thence S 0°12'08" E 571.07 feet, thence S 89°46'40" W 320.35 feet, thence S 0°13'20" E 217.00 feet, thence S 89°46'40" W 125.00 feet, thence S 87°49'34" W 44.03 feet, thence S 89°46'40" W 134.64 feet to the TRUE POINT OF BEGINNING containing 9.67 acres.

That said owners have caused the said property to be laid out and surveyed as CAMPBELL ESTATES NO. 2

That said owners do hereby dedicate and set apart all of the streets or roads as shown on the accompanying plat to the use of the public 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 owner certifies that there are no lienholders for the described real property.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 5 day of April A.D. 1999

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

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

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was subscribed before me this 5 day of April A.D., 1999.
Witness my hand and official seal *[Signature]*
Notary Public

My commission expires: 7-28-2000

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE
Approved this 17th day of April A.D. 1999, Board of County Commissioners of the County of Mesa.

Kathryn J. Hall
Chairperson

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 12:12 o'clock P.M. this 3rd day of May A.D., 1999 and is duly recorded in Plat Book No. 17, Page 60

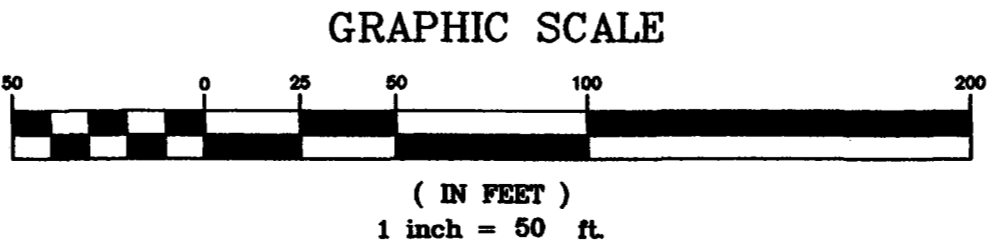
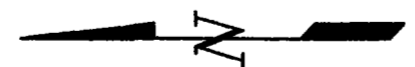
Reception No. 1900423 Drawer No. GG 138
Monika Judd *Daylen Hudson*
Clerk and Recorder Deputy Fees

SURVEYORS CERTIFICATE

I, Merritt P. Dismant, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of CAMPBELL ESTATES NO. 2, a development of the County of Mesa, was prepared from a survey performed by me in July and August 1998, and that both are correct to the best of my knowledge.

Merritt P. Dismant April 2, 1999
Merritt P. Dismant, PLS 10097 Date

BEARING STATEMENT
The bearing from the C 1/4 Corner to the N 1/16 C-N is obtained from the same line on the Heritage-East Subdivision plat.



BUILDING SETBACKS

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

LAND USE SUMMARY

USE	AREA	Ac.	PERCENT
BLOCK 2	6.25		64.64%
LOTS	2.94		30.40%
STREETS	0.48		4.96%
TOTAL	9.67		100.00%

- LEGEND**
- ◆ Found Mesa County Survey Monument
 - ⊙ Found rebar as noted
 - Set 2" Alum. Cap on #5 Rebar
 - Poured concrete around found Monuments
 - Set 2" Alum. Cap on #5 Rebar in Concrete
 - 2" Alum. Cap on #5 Rebar to be set after paving

**AMENDED
CAMPBELL ESTATES NO. 2**
W 1/2 SW 1/4 NE 1/4
Section 10, T.1 S., R.1 E., Ute

Merritt P. Dismant, PLS
585 Elkhart Lane, Grand Junction, Co. 81505
Phone 970-434-0235 Fax 434-4336

Drawn By MPD Design By MDY Consulting Engineer

AFFIDAVIT OF CORRECTION

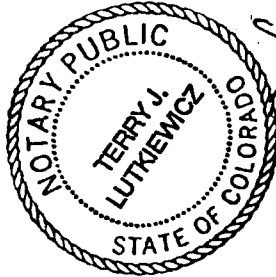
State of Colorado)
) SS
County of Mesa)

Merritt P. Dismant, of lawful age, being first duly sworn, upon his oath deposes and says:

That he is a Registered Land Surveyor in the state of Colorado and prepared AMENDED CAMPBELL ESTATES NO. 2, a subdivision in the W 1/2 SW 1/4 NE 1/4 Section 10, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, having been recorded in Plat Book 17, Page 60 and corrected by affidavit of correction recorded in Book 2617, Page 947 of the Mesa County Records.

Affiant further states that the owner of the property bordering the north line of the said subdivision shown on the said plat is in error and should read R. H. Richardson instead of Mesa County School District #51.

Affiant further states that the aforementioned Amended Campbell Estates No. 2 subdivision plat is hereby corrected to conform with the above described correction in the same manner as if said plat had been re-recorded with the proper notations contained hereon.



Merritt P. Dismant
Merritt P. Dismant
Registered Land Surveyor
Colorado Registration No. 10097

Subscribed and sworn to before me this 22 day of December, 1999

My commission expires 2-28-2000

Terry J. Lutkewicz
Notary Public

AFFIDAVIT OF CORRECTION

State of Colorado)
) SS
County of Mesa)

1914334 08/03/99 1126AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00

Merritt P. Dismant, of lawful age, being first duly sworn, upon his oath deposes and says:

That he is a registered land surveyor in the state of Colorado and prepared Amended Campbell Estates No. 2 in the NE ¼ of Section 10, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado; having been recorded in Plat Book 17, at Page 60 of the Mesa County Records.

Affiant further states that the name of the subdivision in the Dedication, the Surveyors Certificate, and Block 2 is in error and should read Amended Campbell Estates No. 2

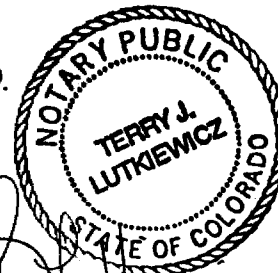
Affiant further states that the aforementioned Amended Campbell Estates No. 2 plat is hereby corrected to conform with the above described corrections in the same manner as if said owners statement had been re-recorded with the proper notations contained hereon.



Merritt P. Dismant
Merritt P. Dismant
Registered Land Surveyor
Colorado Registration No. 10097

Subscribed and sworn to before me this 3 day of August 1999.

My commission expires 2-18-2000



Terry J. Lutkiewicz
Notary Public