

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

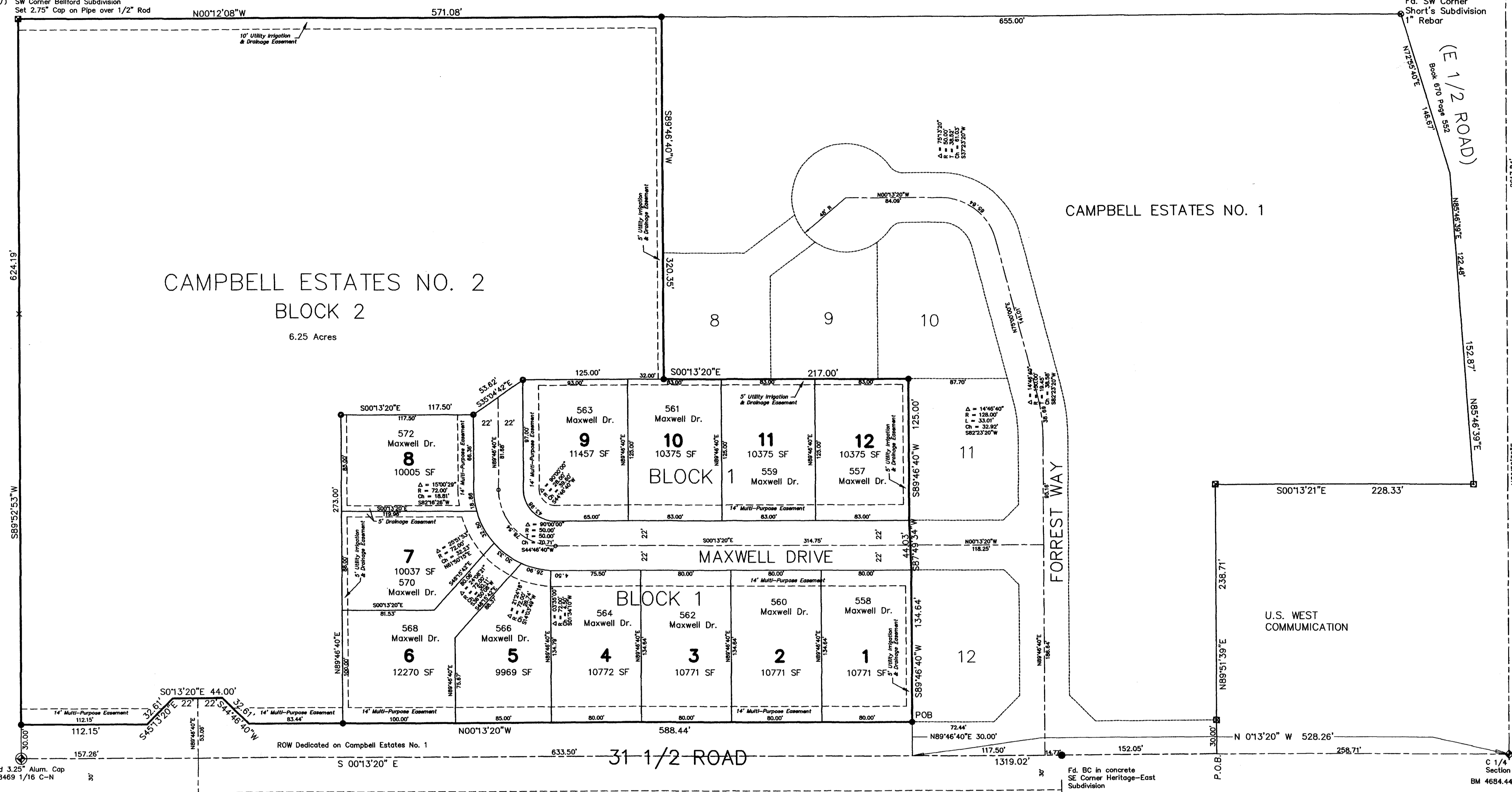
SHORT'S SUBDIVISION

E 1/4 Corner
Section 10
MCSM #18

BELLFORD
SUBDIVISION
MESA COUNTY SCHOOL DISTRICT #51

Fd. 1/2" Iron Rod
NW Corner of Short's Subdivision
SW Corner Bellford Subdivision
Set 2.75" Cap on Pipe over 1/2" Rod

Fd. SW Corner
Short's Subdivision
1" Rebar



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, and Book 2347 Page 973,974, BK2546 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 of 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 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 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 25th day of November A.D. 1998

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 }SS

The foregoing instrument was acknowledged before me this 25th day of November A.D., 1998.

Witness my hand and official seal. *Merritt P. Dismant*
Notary Public
MESA COUNTY, COLORADO
STATE OF COLORADO

My commission expires: My Commission expires 03/27/2007

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE
Approved this 2nd day of March A.D. 1998, Board of County Commissioners of the County of Mesa.
Kathryn K. Hall
Chairperson

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:33 o'clock A.M. this 18th day of March A.D., 1998, and is duly recorded in Plat Book No. 17, Page 25
Reception No. 1893634 Drawer No. 66-108
Merritt P. Dismant *Luanne McElroy*
Clerk and Recorder Deputy Fees

COUNTY PLANNING COMMISSION
Approved this 18th day of February 1999 A.D., by the County Planning Commission of the County of Mesa, State of Colorado.
Thomas R. Kato
Chairperson

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 11/19/98
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.

LEGEND

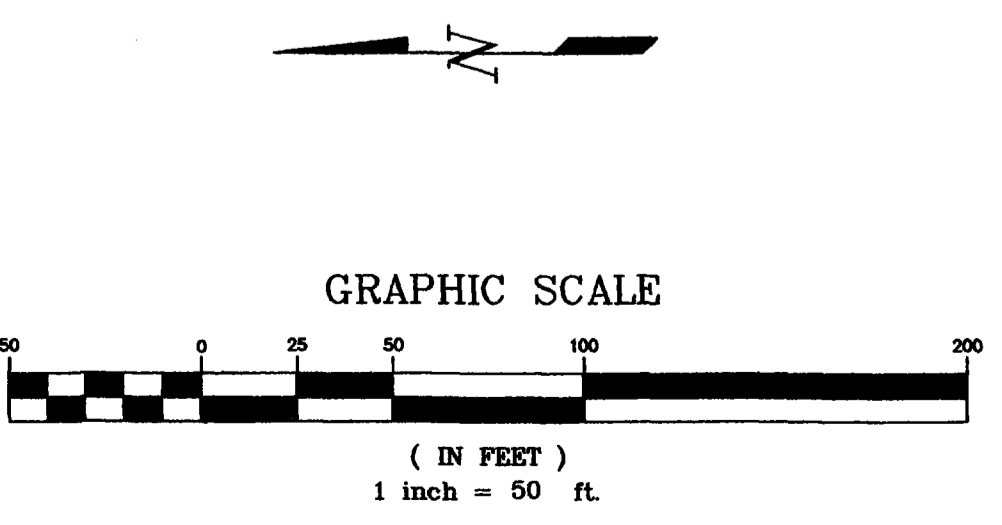
- Found Mesa County Survey Monument
- Found rebar as noted
- Set 2" Alum. Cap on #5 Rebar
- Poured concrete around found Monuments
- Set 2" Alum. Cap on #5 Rebar in Concrete
- 2" Alum. Cap on #5 Rebar to be set after paving

BUILDING SETBACKS

FRONT YARD	50' FOL
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%	



CAMPBELL ESTATES NO. 2
W 1/2 SW 1/4 NE 1/4
Section 10, T.1 S., R.1 E., Ute M.
Merritt P. Dismant, PLS
585 Elkhart Lane, Grand Junction, Co. 81504
Phone 970-434-0235 Fax 434-4336
Drawn By MPD Design By MDY Consulting Engineers