## LOCK & KEY SUBDIVISION KNOWN BY ALL THESE PRESENTS, that RICHARD D. BERNATIS AND BENITA S. BERNATIS, AS JOINT TENANTS, are the owners of that real property located in Lat and Lot 2, Block 4 of Buena Vida Subdivision, Section 3, Township 1 South, Range 1 East, Ute Principal Meridian, Mesa County, Colorado, as recorded in Book 1824, Page 730 and Book 1688, Page 738, Mesa County Records; a replat as described as follows: A REPLAT OF LOTS 1 & 2, BLOCK 4 OF BUENA VIDA SUBDIVISION Lot 1 and Lot 2 of the Lock & Key Subdivision A PART OF THE SE 1/4 SE 1/4 OF SECTION 3 That said owner has caused the real property to be laid out, re-platted and subdivided as shown on this plat under the name of LOCK & KEY SUBDIVISION, a subdivision of a part of Mesa County, Colorado. TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPAL MERIDIAN All Multi-Purpose Easements to the County of Mesa for the use of the public utilities as perpetual non-exclusive easements for the installation, operation, maintenance and repair of the utilities and appurtenances thereto including, but not limited to electric lines, cable MESA COUNTY, COLORADO television lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lights and All utility Easements to the County of Mesa for the use of public utilities as perpetual nonexclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto, including, but not limited to electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. LOT 4 All Irrigation Easements as set forth on this plat, as perpetual non-exclusive easements LOT 3 for the installation, operation, maintenance and repair of private irrigation systems; BLOCK 3 BLOCK 3 All Drainage Easements hereby platted as perpetual non-exclusive 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 the ground; 2" BRASS CAP BUENA VIDA SUBDIVISION #5 REBAR IN All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said CONC. NO CAP 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 or egress to and from the easement. RM PLS # 14115 PIPE W/ CAP N.W. CORNER BUENA SUBDIVISION BUENA COURT N 89'54'23" E $\Delta = 45^{\circ}55^{\circ}36^{\circ}$ N 89'54'23" E 6.91' $R = 20.00^{\circ}$ $\Delta = 9000'00^{\circ}$ $\Delta = 04^{\circ}04^{\circ}05^{\circ}$ STATE OF COLORADO L = 16.03 $R = 20.00^{\circ}$ $R = 20.00^{\circ}$ CB = N 66'56'35'' E $L = 31.42^{\circ}$ $L = 1.42^{\circ}$ C=15.61' T=8.47' CB = N 41'56'45" E CB = N 45'05'37" W C=28.28' T=20,00' acknowledged before me by RICHARD D. BERNATIS AND N 89'54'23" E 56.38' $\Delta = 109'59'41''$ 14' MULTIPURPOSE EASEMENT $R = 50.00^{\circ}$ L = 95.99 $CB = N 85^{\circ} 05'28''W'$ C= 81.91' T=71.40' MULTIPURPOSE EASEMENT R.O.W. SCALE 1" = 20"CLERK AND RECORDER'S CERTIFICATE LOT 2 STATE OF COLORADO **LEGEND** COUNTY OF M E S A 11502.91 sq.ft. LOT 1 I hereby certify that this instrument was filed in my office at 9:42 o'clock A. M. 613 ENTRADA STREET 9,928.26 sq.ft. \_ A.D. 1997, and is duly recorded in Plat FOUND BRASS CAP (M.C.S.M.) 3177 BUENA COURT Drawer 7 FOUND AS NOTED SET #5 REBAR W/2" ALUM. CAP (LS 28662) IN CONCRETE 18.25 RM (REFERENCE MONUMENT) Clerk and Recorder **BOUNDARY LINE** COUNTY PLANNING COMMISSION CERTIFICATE EASEMENT LINE UTILITY EASEMENT ADJACENT PROPERTY LINE CENTER LINE OF ROAD 10' UTILITY EASEMENT FENCE LINE 89.46' R.O.W. LINE N 89'54'23" E LIENHOLDER'S STATEMENT 180.21 REBAR W/YELLOW CAP (ILLEGIBLE) UPGRADED W/ STATE OF COLORADO 2/2'ALUM. CAP IN CONC. COUNTY OF MESA B.M. ELEV. = 4716.0LOT 4 LOT 3 REBAR W/YELLOW PLASTIC APRIL BLOCK 4 CAP PLS # 9960 BLOCK 4 UPGRADED W/CONCRETE. LIENHOLDER SHEAR of Mesa County Teachers Federal Credit Union BUENA VIDA SUBDIVISION STATE OF COLORADO COUNTY OF MESA was acknowledged before me by QUNTIN L. SHEAR -M.C.S.M. #57-1 S 1/4 CORNER SECTION 3 VICE PRESIDENT S.E. COR. OF BUENA VIDA SUBDIVISION of Mesa County Teachers Federal Union, this **PATTERSON** REBAR IN CONCRETE TIS,RIE, U.M. (ILLEGIBLE) ROAD **R.O.W.** N 89'58'30" E 1308.81 M.C.S.M. #1047-1 2d. A multipurpose easement over the northerly 14 feet of lot 1 and Bearings contained herein are based upon the westerty line of the Buena Vida Subdivision (North 00°05'37" West); Southwest corner is No. 5 rebar in concrete with PLS #9960; Northwest corner is No. 5 rebar in concrete with two reference monuments PLS #14115. 2e. Provision in plat dedication that all expense for street paving or PROFESSIONAL SURVEYING SURVEYOR'S CERTIFICATE 4189 HICHWAY 50 I, Kurt R. Shepherd, a Registered Land Surveyor in the State of WHITEWATER, CO. 81527 970-257-7146 2f. Terms, conditions and provisions of the Subdivision Improvements Agreement and Guarantee recorded April 5, 1979, in Book 1194 at Pages 586 and 588. The information contained hereon is based upon title commitment file number 20315, October 20, 1995, from Stewart Title Guaranty Company, issued by Meridian Land Title, Inc., agent. Colorado, do hereby certify that the Survey of this Subdivision was made under my supervision, and that the accompanying plat accurately and properly shows said subdivision. LOCK & KEY SUBDIVISION 2a. An easement for telephone and telegraph lines and rights incidental thereto, granted to Colorado Telephone Company, as set forth in instrument recorded April 26, 1911, in Book 175 at Page 39. Said easement was transferred to the Mountain States Telephone and Telegraph Company by instrument recorded August 5, 1911, in Book 175 at Page 78. The exact location and extent of said easement is not disclosed of record. 2g. Covenants, conditions and restrictions, but omitting therefrom any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons as set forth in instrument recorded May 7, 1979, in Book 1199 at Page 230. Said instrument also provides for the law of reservements, the law of secesements. A REPLAT OF LOTS 1 & 2, BLOCK 4 OF BUENA VIDA SUBDIVISION A PART OF THE SE 1/4 SE 1/4 OF SECTION 3 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE PRINCIPAL MERIDIAN also provides for the levy of assessments, the lien of which are stated to by subordinate to the lien of a first mortgage or first Deed of Trust made in good faith and for value. MESA COUNTY, COLORADO An easement for utility and incidental purposes over the East 7.5 feet of said Lot 1, the West 7.5 feet of said Lot 2 and the South 10 feet of said Lot 2 as shown on the plat of said subdivision. MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. DATE: 3-28-1997 SCALE 1" = 20'2h. Terms, conditions and provisions imposed by reason of inclusion in Buena Vida Homeowners Association as set forth in instrument recorded May 7, 1979, in Book 1199 at Page 230. Kurt R. Shepherd, Colorado PLS. 28662 2c. An easement for utility, drainage and incidental purposes over the West 20 feet of said Lot 1 as shown on the plat of said subdivision DRAWN: D.J.T. CHK: K.R.S. PROJECT NO: 9604 REVISED: SHEET 1 OF 1