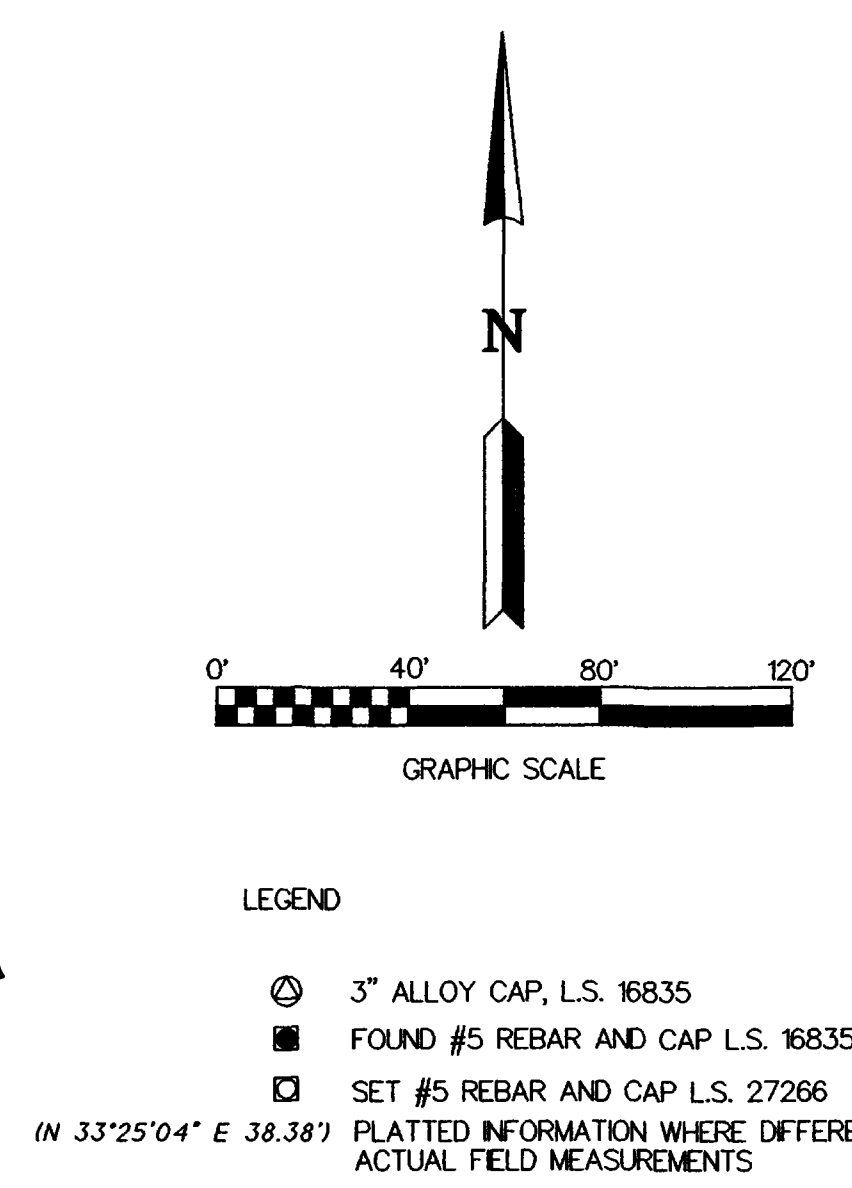
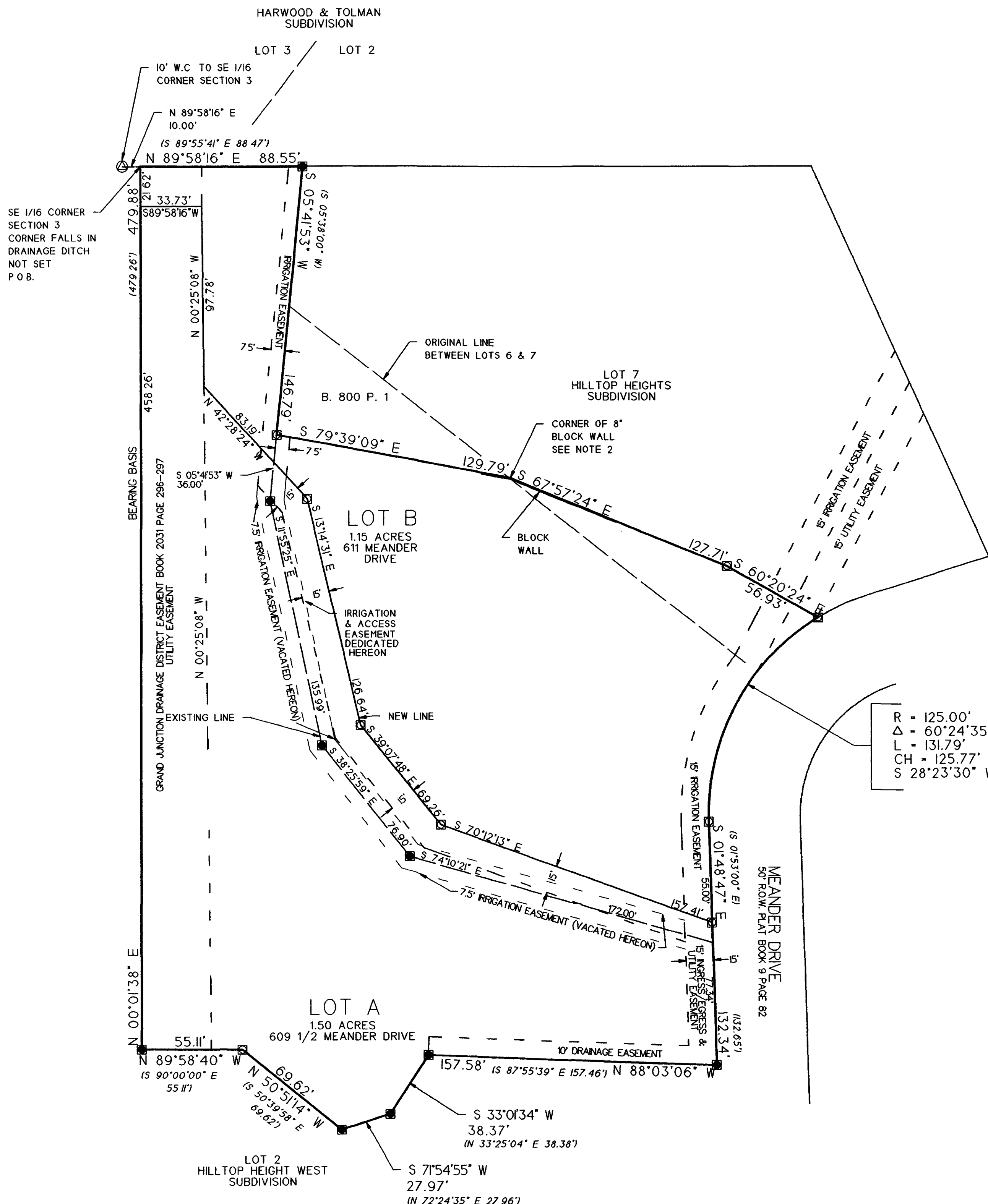


# CLEMENTSON REPLAT

BEING A REPLAT OF LOT 1 IN HILLTOP HEIGHTS WEST SUBDIVISION AND A PORTION OF LOTS 6 AND 7 IN HILLTOP HEIGHTS SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN IN MESA COUNTY, COLORADO



R = 125.00'  
 Δ = 60°24'35"  
 L = 131.79'  
 CH = 125.77'  
 S 28°23'30" W

AREA SUMMARY

LOT A	1.50 ACRES	56%
LOT B	1.15 ACRES	44%
TOTAL	2.66 ACRES	100%

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and that being Lot 1 of Hilltop Heights West Subdivision as recorded in Book 2552 Page 693 of the Mesa County Records and portions of Lots 6 and 7, Hilltop Heights Subdivision as recorded in Book 777 Page 520 and Book 799 Page 600 of the Mesa County Records in the SE 1/4 of Section 3, Township 1 South, Range 1 West, of the Ute Meridian, as shown on the accompanying plat, being more particularly described as follows:

Beginning at the SE 1/16 Corner of Section 3, T. 1 S., R. 1 W., U.M.: thence N 89°58'16" E, 88.55 feet; thence S 05°41'53" W, 146.79 feet; thence S 79°39'09" E, 129.79 feet; thence S 67°57'24" E, 127.71 feet; thence S 60°20'24" E, 56.93 feet; thence along a non-tangent curve to the left having a radius of 125.00 feet, a central angle of 60°24'35", an arc length of 131.79 feet, the chord of which bears S 28°23'30" W, 125.77 feet; thence S 01°58'47" E, 132.34 feet; thence N 88°03'06" W, 157.58 feet; thence S 33°01'34" W, 38.37 feet; thence S 71°54'55" W, 27.97 feet; thence N 50°51'14" W, 69.62 feet; thence N 89°58'40" W, 55.11 feet; thence N 00°01'38" E, 479.88 feet to the point of beginning;

That said owners have caused said real property to be laid out and surveyed as CLEMENTSON REPLAT, a subdivision of a part of Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all those portions of the accompanying plat which are labeled as "IRRIGATION & ACCESS EASEMENT" to the use of GRAND VALLEY IRRIGATION COMPANY and the owners of the lots created hereon for the construction and maintenance of an existing irrigation line, and access along an existing driveway, forever; AND FURTHER that said owners do hereby affirm and rededicate the easements shown hereon which were dedicated as a part of the original subdivisions which created these lots:

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 17th day of Sept, 1999.

*Clayton R. Clementson*  
 Clayton R. Clementson  
*Connie J. Clementson*  
 Connie J. Clementson  
*Earl J. Fuoco*  
 Earl J. Fuoco  
*Roberta J. Fuoco*  
 Roberta J. Fuoco

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 17th day of Sept, 1999 by Clayton R. Clementson, Connie J. Clementson, Earl J. Fuoco, and Roberta J. Fuoco.

My Commission expires 7/30/02  
 Witness my hand and official Seal  
*Irene Fichner*  
 Notary Public

CLERK AND RECORDERS CERTIFICATE  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 9:44 o'clock AM, this 4th day of October, 1999, and is duly recorded in Plat Book No. 17 Page 183, Reception No. 1922421, Drawer No. HH50  
*Monika Todd* 10.00 *Raylene Henderson*  
 Clerk and Recorder Fee Deputy

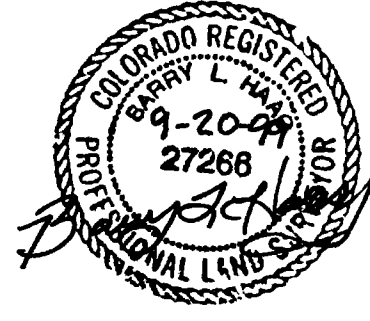
COUNTY PLANNING COMMISSION CERTIFICATE  
 Approved this 22nd day of September, 1999.  
 County Planning Commission of the County of Mesa, Colorado.  
*Barbara R. Banta*  
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
 Approved this 29th day of September, 1999.  
 Board of County Commissioners of the County of Mesa, Colorado.  
*Kathryn H. Hall*  
 Chairman

**SURVEYOR'S CERTIFICATE**

I, Barry L. Haag, do hereby certify that the accompanying plat of CLEMENTSON REPLAT, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

Barry L. Haag  
 P.L.S. 27266  
 3004 Bookcliff Avenue  
 Grand Junction, Colorado 81504



NOTICE: 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, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

- NOTES
- BEARINGS ARE BASED UPON THE WEST LINE OF LOT 1 OF HILLTOP HEIGHTS WEST SUBDIVISION AS RECORDED IN PLAT BOOK 14 AT PAGE 216 OF THE MESA COUNTY RECORDS. FOUND A 3" ALLOY CAP, L.S. 16835, FOR A 10 FOOT WITNESS CORNER FOR THE SE 1/16 CORNER FOR SECTION 3, WHICH IS ALSO THE NW CORNER FOR SAID LOT 1 AND AN ALLOY CAP, L.S. 16835, AT THE SW CORNER FOR SAID LOT 1. THE VALUE USED, N 00°01'38" E, IS GIVEN FOR THIS LINE ON THE ABOVE MENTIONED PLAT FOR HILLTOP HEIGHTS WEST SUBDIVISION.
  - THE LOT LINE BETWEEN LOTS 6 & 7 OF HILLTOP HEIGHTS SUBDIVISION WAS CHANGED BY DEEDS IN AUGUST OF 1961 BECAUSE THE HOUSE ON LOT 6 WAS ENCRANCHING ON LOT 7 THE CURRENT OWNER OF THE REMAINDER OF THE ORIGINAL LOT 6 WAS A PARTY TO THIS CHANGE. ACCORDING TO THIS OWNER, EARL J. FUOCO, THE INTENT OF THE CHANGE WAS TO BE PARALLEL TO HIS HOUSE AND THAT THE BLOCK WALL THAT NOW EXISTS WAS SET UPON A "PIN" SET BY THE ORIGINAL SURVEYOR OF HILLTOP HEIGHTS A METAL LOCATOR INDICATES THAT THERE COULD BE A MONUMENT AT THE CORNER OF THIS BLOCK WALL. FINALLY, THE BLOCK WALL MARKS A CLEAR DELINEATION OF POSSESSION BETWEEN THE TWO PROPERTIES, AND IS ACCEPTED AS THE TRUE CORNER
  - THERE ARE NO LEINHOLDERS ON LOT 6 OF HILLTOP HEIGHTS SUBDIVISION THE LEINHOLDER ON LOT 1 OF HILLTOP HEIGHTS WEST SUBDIVISION HAS SENT A LETTER OF APPROVAL OF THIS REPLAT WHICH HAS BEEN RECORDED IN BOOK 2631 AT PAGE 452.

**CLEMENTSON REPLAT**

**SITUATE**  
 LOT 1 IN HILLTOP HEIGHTS WEST SUBDIVISION AND A PORTION OF LOTS 6 AND 7 IN HILLTOP HEIGHTS SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN

**MESA COUNTY** **COLORADO**

**PREPARED FOR**  
**CLAYTON CLEMENTSON**

SCALE: 1"=40' JUNE 18, 1999