

# MONUMENT RANCH ESTATES FILING NO. FIVE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Karl O. Larson and Hazel R. Larson, known as husband and wife, and L. Curtis Larson and Clara Larson, known as husband and wife, are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 16 and a part of the East Half (E1/2) of Section 17 all in Township 11 South, Range 101 West of the 6th Principal Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 5 OF BLOCK 3 OF MONUMENT RANCH ESTATES, FILING NO. 3, AS RECORDED IN THE RECORDS OF MESA COUNTY, COLORADO, SAID CORNER BEING IN A CURVE ON THE NORTHEASTLY LINE OF MONUMENT CANYON DRIVE, HAVING A RADIUS OF 312.94 FEET AND BEING DISTANT NORTH 30°20'47" WEST 30.18 FEET FROM THE BEGINNING OF SAID CURVE; THENCE ALONG THE ARC OF SAID LAST MENTIONED CURVE TO THE LEFT WHOSE RADIUS IS 312.94 FEET AND WHOSE LONG CHORD BEARS NORTH 49°09'18" WEST 172.99 FEET; THENCE TANGENT TO SAID CURVE NORTH 65°12'00" WEST 90.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 20.00 FEET AND WHOSE LONG CHORD BEARS NORTH 69°48'00" EAST 28.28 FEET; THENCE TANGENT TO SAID CURVE NORTH 24°48'00" EAST 90.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 275.00 FEET AND WHOSE LONG CHORD BEARS NORTH 04°21'15" WEST 267.94 FEET; THENCE NORTH 81°35'42" WEST 259.52 FEET; THENCE NORTH 05°00'00" WEST 398.27 FEET; THENCE NORTH 58°35'30" WEST 162.82 FEET; THENCE NORTH 08°45'35" EAST 377.80 FEET; THENCE SOUTH 78°03'15" EAST 139.08 FEET; THENCE NORTH 01°15'42" WEST 654.03 FEET; THENCE SOUTH 89°58'46" EAST 324.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 01°42'29" WEST 1317.20 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 17; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16 AS AFORESAID, NORTH 88°40'34" EAST 527.62 FEET; THENCE LEAVING SAID LINE SOUTH 00°19'57" WEST 435.42 FEET; THENCE SOUTH 21°20'00" EAST 46.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 5, BLOCK 3; THENCE ALONG SAID LINE SOUTH 56°53'23" WEST 444.99 FEET TO THE POINT OF BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as Monument Ranch Estates, Filing No. Five, a subdivision of a part of Mesa County, Colorado.

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 and utilities forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electrical lines, gas lines, telephone lines, is reserved and dedicated over and through the roads and streets within this subdivision, together with perpetual rights of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

IN-WITNESS WHEREOF said Owners have caused their names to be hereunto subscribed this 1<sup>st</sup> day of October A.D., 1976.

Karl O. Larson  
Karl O. Larson, Husband  
Hazel R. Larson  
Hazel R. Larson, Wife

Ronald L. Bonds  
Ronald L. Bonds, Attorney in Fact for:  
L. Curtis Larson, Husband, and Clara Larson, Wife

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October, A.D., 1976, by Karl O. Larson and Hazel R. Larson, known as husband and wife, and Ronald L. Bonds, Attorney in Fact for L. Curtis Larson and Clara Larson, known as husband and wife.

My Commission Expires May 23, 1979  
Witness my hand and official seal.

Joyce Robins  
Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
I hereby certify that this instrument was filed in my office at 12:30 o'clock P.M., A.D., 1976 and is duly recorded in Plat Book No. 11, Page 231.  
Evelyn Sawyer Clerk and Recorder  
James Hamilton Deputy  
Fees \$ 10.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 5th day of NOVEMBER, A.D., 1976  
County Planning Commission of the County of Mesa, Colorado. P.O. Van Blum Chairman

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

Approved this 8th day of November, A.D., 1976  
Board of County Commissioners of the County of Mesa, Colorado. Margaret Allred Chairman

**SURVEYOR'S CERTIFICATE**

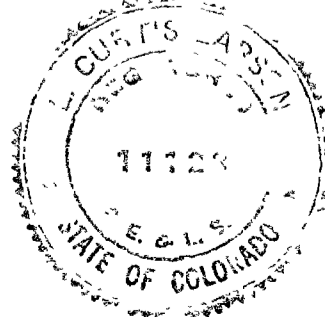
I, L. Curtis Larson, do hereby certify that the accompanying plat of Monument Ranch Estates, Filing No. Five, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

L. Curtis Larson  
L. Curtis Larson, Registered P.E. & L.S.  
Colorado Registration No. 11129

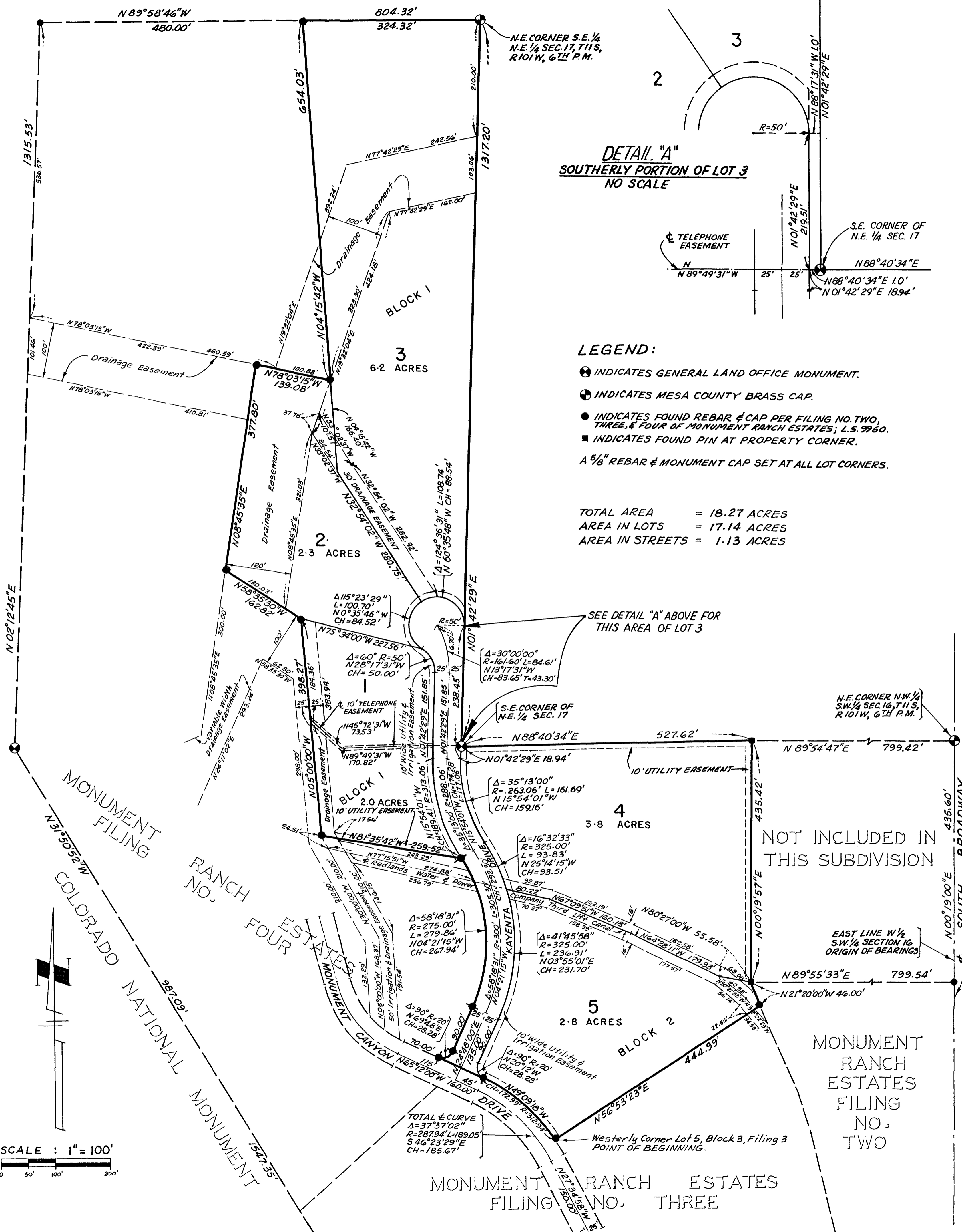
Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 39-51-101-102 as amended.

By Roger C. Head  
Mesa County Surveyor  
Jack D. Bowman  
Mesa County Road Department

Date: Nov. 22, 1976  
Date: Nov. 4, 1976



**MONUMENT RANCH ESTATES - FILING NO. FIVE**  
PREPARED BY  
L. CURTIS LARSON P.E. & L.S.  
7902 DAGGET STREET, SUITE D  
SAN DIEGO, CALIFORNIA 92111  
July 1976



**DETAIL "A"**  
**SOUTHERLY PORTION OF LOT 3**  
**NO SCALE**

**LEGEND:**

- INDICATES GENERAL LAND OFFICE MONUMENT.
  - ⊙ INDICATES MESA COUNTY BRASS CAP.
  - INDICATES FOUND REBAR & CAP PER FILING NO. TWO, THREE, & FOUR OF MONUMENT RANCH ESTATES; L.S. 9960.
  - INDICATES FOUND PIN AT PROPERTY CORNER.
- A 5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS.

TOTAL AREA = 18.27 ACRES  
AREA IN LOTS = 17.14 ACRES  
AREA IN STREETS = 1.13 ACRES

SEE DETAIL "A" ABOVE FOR THIS AREA OF LOT 3

NOT INCLUDED IN THIS SUBDIVISION

MONUMENT RANCH ESTATES FILING NO. TWO

