

West 1/4 Corner Section 16 T.11S., R.101W., 6th. PM
 S 89°28'00"W. 1326.65'
 N.E. Corner N.W. 1/4 S.W. 1/4 Section 16 T.11S., R.101W., 6th. PM

MONUMENT RANCH ESTATES

FILING No. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, Karl O. Larson, and Hazel R. Larson, known as husband and wife, 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, Township 11 South, Range 101 West of the 6th P.M., as shown on the accompanying plat thereof; said tract being more particularly described as follows:

Beginning at the Southeast Corner (S.E. Cor.) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW1/4) of said Section 16, thence South 00°19'00" West along the East line of the West Half (W1/2) of the Southwest Quarter (SW1/4) of said Section 16 a distance of 205.00 feet, thence North 79°26'24" West 793.65 feet, thence North 04°24'18" West 354.87 feet, thence along the arc of a curve to the left whose radius is 312.94 feet and whose long chord bears North 08°29'04" East 164.14 feet, thence along the arc of a curve to the right whose radius is 325.00 feet and whose long chord bears North 03°30'39" East 20.70 feet to the centerline of the Redlands Water and Power Company Third Lift Canal; thence along said centerline of the Redlands Water and Power Company Third Lift Canal by the following three courses and distances:

North 13°38'56" West 281.81 feet
 North 17°34'11" West 83.16 feet
 North 24°38'55" West 135.70 feet

Thence North 21°20'00" West 80.50 feet, thence North 89°55'33" East 799.54 feet to a point on the East line of the West Half (W1/2) of the Southwest Quarter (SW1/4) of said Section 16, thence South 00°19'00" West along said East line of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 16 a distance of 879.70 feet to the Point of Beginning containing 17.925 acres.

That said owners have caused the said real property to be laid out and surveyed as Monument Ranch Estates, Filing No. Two, 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 7th day of October, A.D., 1974.

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)

I, the foregoing instrument was acknowledged before me this 7th day of October, A.D., 1974, by Karl O. Larson and Hazel R. Larson, known as husband and wife, and Ronald L. Bonds, Attorney in Fact for L. Curtis Larson, known as husband and wife.

My Commission Expires: July 12, 1978
 Witness my hand and official seal.

Georly Bruce
 Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:58 o'clock P.M., A.D., 1974 and duly recorded in Plat Book No. 11, Page 132.

Janice M. Dunnington
 Clerk and Recorder

Deputy Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of October, A.D., 1974.

County Planning Commission of the County of Mesa, Colorado

James A. Hill
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

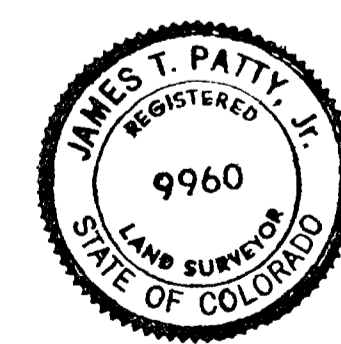
Approved this 21st day of October, A.D., 1974.

Board of County Commissioners of the County of Mesa, Colorado.

Edwin S. Hamm
 Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Monument Ranch Estates Filing No. One, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.



James T. Patty, Jr.
 James T. Patty, Jr.
 Registered Land Surveyor
 Colorado Registration Number 9960

Approved for Content and Form only and not the accuracy of Surveys, Calculations or drafting. Pursuant to C.R.S. 1963, 130-2-2 as Amended.

by: Robert C. Head
 Mesa County Surveyor

Date: Nov. 18, 1974

Jack Bowman
 Mesa County Road Department

Date: Nov. 14, 1974

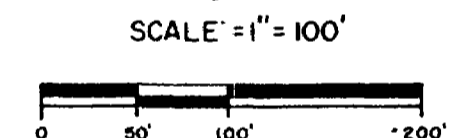
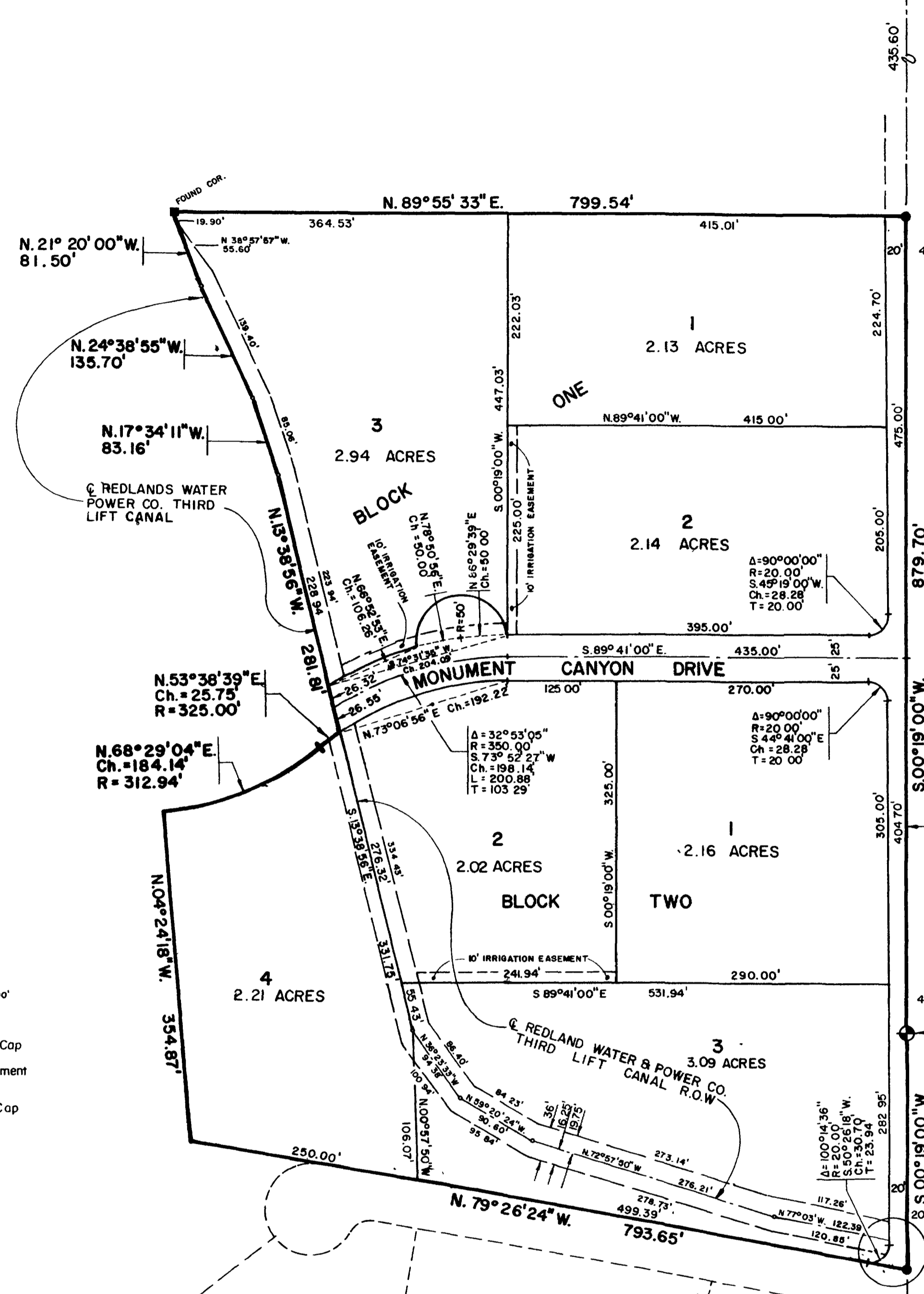
Don Z. Willett
 Utilities Coordination Committee

Date: Nov. 16, 1974

MONUMENT RANCH ESTATES

FILING NO. TWO

PREPARED BY:
 NELSON HALEY PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO AUGUST, 1974



- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar & Monument Cap Set in Concrete
- A 5/8" Rebar & Monument Cap Set At All Lot Corners
- Total Acres 17.92
- Area In Lots 16.69
- Area In Streets 1.23

STATE OF COLORADO, COUNTY OF MESA

APR 11 1979

RECORDED AT 4:12 O'CLOCK P.M.

RECEPTION NO. 1188738 EARL ... VER, RECORDER

April 10, 1979

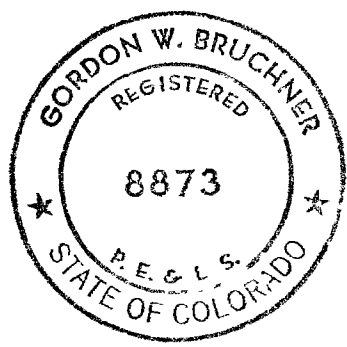
STATE OF COLORADO)
COUNTY OF MESA) ss AFFIDAVIT OF CORRECTION

Gordon W. Bruchner, of lawful age, being first duly sworn, upon oath deposes and says:

That he is a Registered Land Surveyor of the State of Colorado and has reviewed the plat of Monument Ranch Estates, Filing No. Two, a subdivision of a tract of land situated in the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 16, Township 11 South, Range 101 West of the 6th P.M., Mesa County, Colorado; said subdivision having been recorded in Book 11 Page 132 of the Mesa County Records.

Affiant further states that the distance which reads 106.07 feet on a common property line between Lot 4 Block Two and Lot 3 Block Two of the above Subdivision plat, is in error and is hereby corrected to read 100.07 feet.

Affiant further states that the aforementioned Monument Ranch Estates, Filing No. Two Plat is hereby corrected to conform with the above described corrections in the same manner as if said legal descriptions had been re-recorded with the proper notations contained hereon.



Gordon W. Bruchner
Gordon W. Bruchner
Colorado Registered Land Surveyor
Register No. 8873

I hereby subscribe and swear to the above Affidavit this 11 day of April 1979.

Shau K. Saye
Notary Public

My Commission expires Aug. 17, 1981

