

# MONUMENT VILLAGE FILING NO. 6 A REPLAT OF BLOCK TWO MONUMENT VILLAGE COMMERCIAL CENTER

## DEDICATION

That the undersigned Peak Construction Specialties Inc., a Colorado corporation, is the owner of that real property situated in the Northeast Quarter (NE1/4) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Book 2752, Page 462)

Block Two of Monument Village Commercial Center, as shown on Plat recorded in Plat Book 17, Page 396 of Mesa County records.

That said owners have caused the said real property to be laid out and surveyed as Monument Village, Filing No. 6, 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 forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as multipurpose and utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements.

Landscape easement, as shown hereon, to be dedicated to the Monument Village, Filing No. 6 Homeowners Association for landscaping purposes.

Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto subscribed this 5th day of January, A.D., 2001.

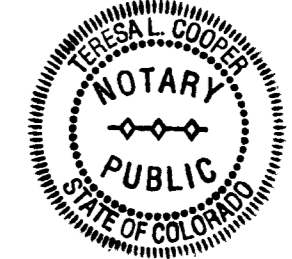
Milo R. Johnson  
By: Milo R. Johnson, President  
for Peak Construction Specialties Inc., a Colorado Corporation

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Milo R. Johnson, President for Peak Construction Specialties Inc., a Colorado Corporation, this 5th day of January, A.D., 2001. Witness my hand and official seal:

Derna L. Cooper  
Notary Public  
My Commission Expires 8/27/2001



## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17 day of Jan, A.D., 2001, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman Joseph B. Genova

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:06 o'clock P.M., January 22, A.D., 2001, and was duly recorded in Plat Book 18

Page No. 85 Reception No. 1980786 Drawer No. JJ-63 Fees: \$10.00

Monika Todd  
Clerk and Recorder

By: Olivia Xerusa  
Deputy

## GENERAL NOTES

Basis of bearings assume the East line of Monument Village Subdivision, as shown on plat recorded in Plat Book 15, Page 126 of Mesa County Records, which bears South 05 degrees 09 minutes 49 seconds West, a distance of 2000.80 feet. Both monuments on this line are Number 5 rebars with aluminum caps in concrete stamped PLS16835.

Easement and title documents (schedules A&B) provided by First American Title Company - Title Commitment No. 00137358, dated 6-27-2000.

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

The Declaration of Covenants and Restrictions are recorded in Book 2789, Pages 969-978, Mesa County Records.

## NOTES REQUIRED BY COUNTY

"Pursuant to CRS 24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Monument Village Subdivision and shall result in a vested right for a period of 3 years from JANUARY 18th, 2001."

## SURVEYOR'S CERTIFICATION

I hereby certify that this plot of MONUMENT VILLAGE, FILING NO. 6 and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 10th day of JAN, 2001

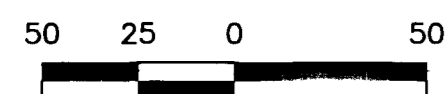
	<b>MONUMENT VILLAGE FILING NO. 6</b> A Part of the NE1/4 SECTION 23, T11S, R101W 6th PM, MESA COUNTY, CO	
	<b>LANDesign</b> ENGINEERS • SURVEYORS • PLANNERS 244 North 7th Street GRAND JUNCTION, COLORADO 81501 (970) 245-4099	
PATRICK R. GREEN COLORADO REGISTERED SURVEYOR P.L.S. No. 17485	PROJ. NO. 2000-89 SURVEYED DRAWN CHECKED SHEET OF DATE: Dec., 2000 RSK 1 1	

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	09°08'46"	378.00'	60.34'	60.28'	N79°51'11"E
C2	08°32'56"	378.00'	56.40'	56.35'	N71°00'19"E
C3	36°14'56"	48.00'	30.37'	29.86'	N32°59'58"E
C4	48°25'48"	48.00'	40.57'	39.38'	N75°20'20"E
C5	40°44'14"	48.00'	34.13'	33.41'	S60°04'39"E
C6	48°37'11"	48.00'	40.73'	39.52'	S15°23'56"E
C7	60°12'33"	48.00'	50.44'	48.15'	N39°50'56"E
C8	49°27'57"	48.00'	41.44'	40.17'	S86°08'49"E
C9	04°02'53"	422.00'	29.81'	29.81'	N68°45'17"E
C10	06°47'33"	422.00'	50.03'	50.00'	N74°10'30"E
C11	07°39'54"	422.00'	56.45'	56.41'	N81°24'13"E
C12	09°12'40"	378.00'	60.77'	60.70'	N85°26'35"E
C13	67°10'28"	48.00'	56.28'	53.11'	N62°54'09"E
C14	47°17'08"	48.00'	39.61'	38.50'	S60°12'03"E
C15	53°46'45"	48.00'	45.05'	43.42'	S09°40'06"E
C16	47°44'44"	48.00'	40.00'	38.85'	N41°05'38"E
C17	67°43'34"	48.00'	56.74'	53.49'	S81°10'12"E
C18	07°25'53"	422.00'	54.73'	54.70'	N84°33'11"E
C19	01°46'47"	422.00'	13.11'	13.11'	N89°09'31"E

## Curve Data



SCALE: 1"=50'



## LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

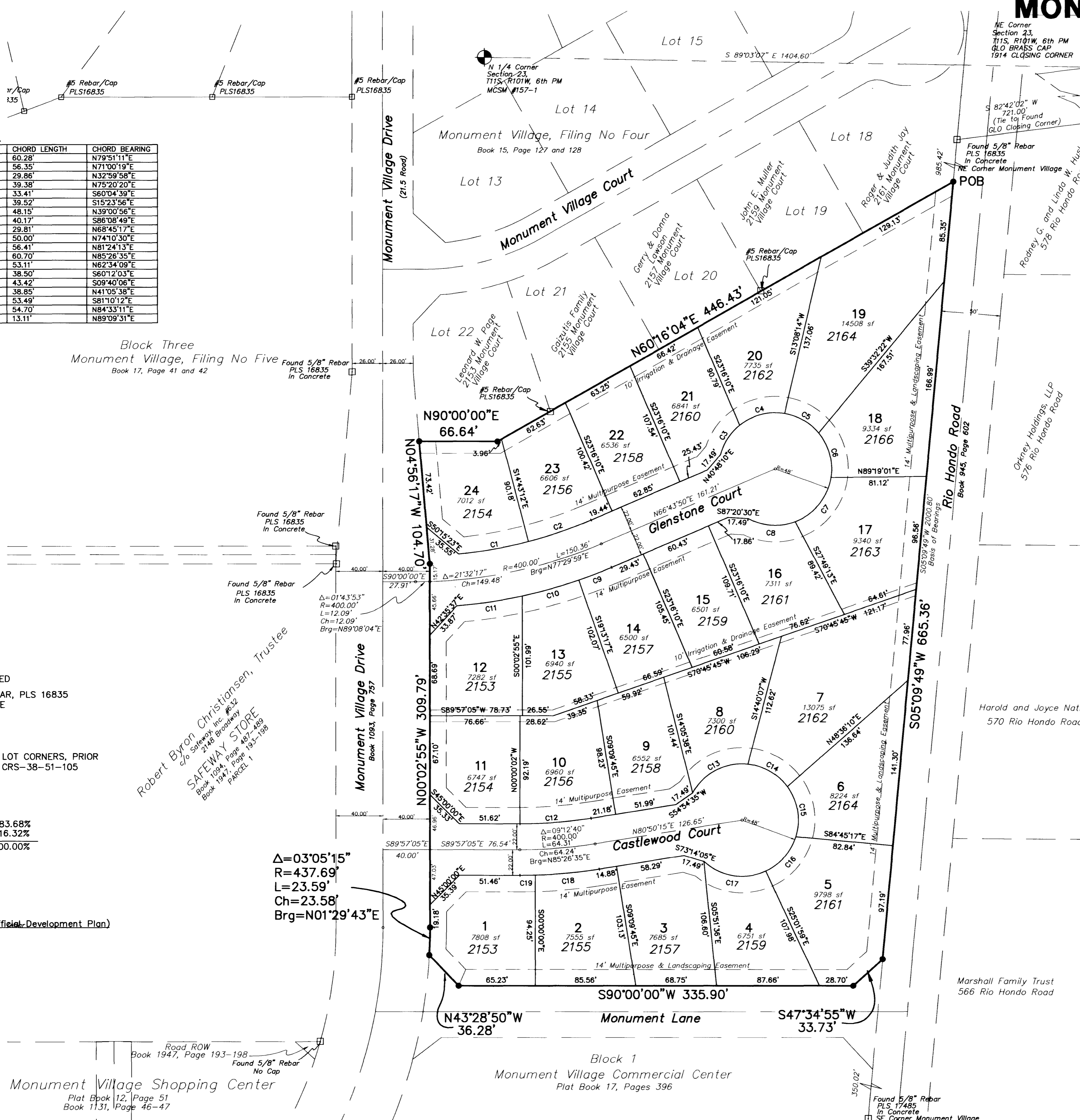
## AREA SUMMARY

LOTS	= 4.383 Acres	83.68%
ROAD ROW	= 0.855 Acres	16.32%
TOTAL	= 5.238 Acres	100.00%

## SETBACK INFORMATION (per Official Development Plan)

PRIMARY STRUCTURE:  
 Front Yard = 20 feet  
 Side Yard = 5 feet  
 Rear Yard = 20 feet

ACCESSORY STRUCTURE:  
 Front Yard = 25 feet  
 Side Yard = 3 feet  
 Rear Yard = 10 feet



$\Delta=03^{\circ}05'15''$   
 $R=437.69'$   
 $L=23.59'$   
 $Ch=23.58'$   
 $Brg=N01^{\circ}29'43''E$

Monument Village Shopping Center  
 Plat Book 12, Page 51  
 Book 1131, Page 46-47

Block 1  
 Monument Village Commercial Center  
 Plat Book 17, Pages 396

Found 5/8" Rebar PLS 17485 in Concrete  
 SE Corner Monument Village Commercial Center

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 CERTIFICATION SHOWN HEREON.