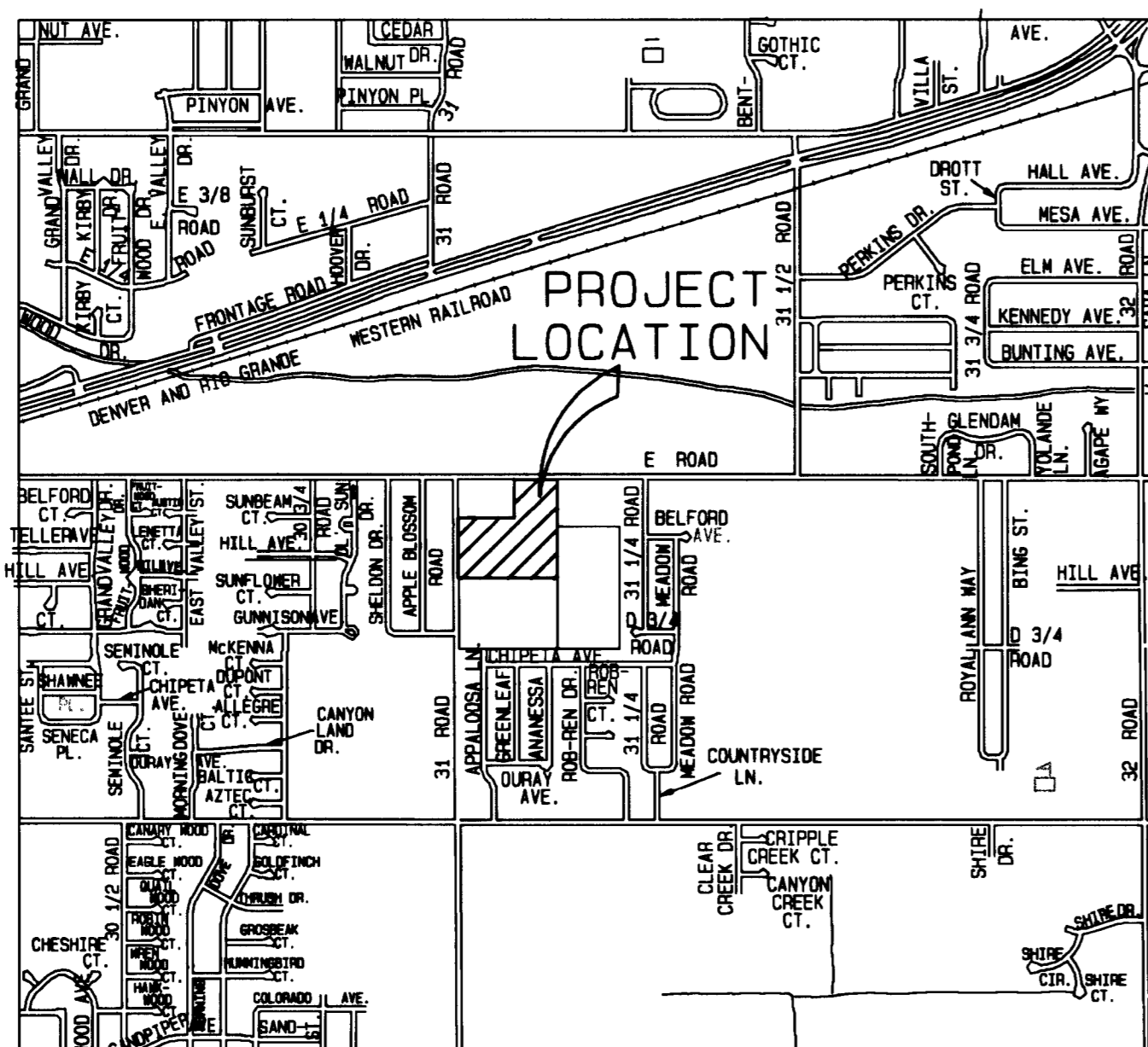


# SUMMIT VIEW RANCH FILING 2

## A REPLAT OF LOT 7, BLOCK 4, SUMMIT VIEW RANCH



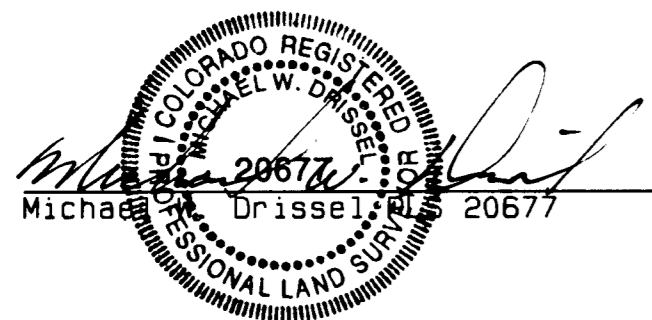
VICINITY MAP  
NOT TO SCALE

### TYPICAL SETBACKS

MINIMUM LOT AREA	6,500 S.F.
MINIMUM STREET FRONTAGE	20 FEET
MAXIMUM HEIGHT OF STRUCTURES	32 FEET
MINIMUM LOT WIDTH (at structure site for principal structure)	60 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
PRINCIPAL STRUCTURE	3 FEET
ACCESSORY STRUCTURE	
MINIMUM REAR YARD SETBACK	25 FEET
PRINCIPAL STRUCTURE	10 FEET
ACCESSORY STRUCTURE	
MINIMUM FRONT YARD SETBACK (from centerline of right-of-way)	75 FEET
PRINCIPAL STRUCTURE	65 FEET
ACCESSORY STRUCTURE	50 FEET
COLLECTOR	45 FEET
LOCAL	
MAXIMUM COVERAGE OF LOT BY STRUCTURES	35%
MAXIMUM UNITS PER GROSS ACRE	5

### SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. Title search was done by Transamerica Title Insurance Company under title policy number 144-10708B.



10-31-00  
Date

NOTE: Future property owners need to review information in the project file located at the Community Development Department regarding soil and ground water conditions. The developer of the lot shall abide by the minimal requirements stated in the recommendation from the Colorado Geologic Survey regarding foundations or otherwise demonstrate that they have otherwise satisfied the requirements

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 the certification shown hereon.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Casa Tiara Development Incorporated, is the owner of that real property as described in Book 2678 at Page 718 of the records of the Mesa County Clerk and Recorder, being more particularly described as follows: Lot 7, Block 4, Summit View Ranch.

That said owner has caused the said real property to be laid out and surveyed as SUMMIT VIEW RANCH FILING 2, a subdivision of a part of the County of Mesa, State of Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All streets, roads and Rights-of-Way are dedicated to the County of Mesa for the use of the public forever.

All Multi-Purpose Easements to the County of Mesa for the use of County approved utilities and public providers as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation Easements to an association if formed now or later for the benefit of the owners, or if not to the owners of the lots hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Covenants, conditions, or restrictions or other conveyance thereof recorded at Book . Pages

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention / Retention easements, the right to dredge; provide, however, that the beneficiaries of said 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 of placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 2 day of November 2000.

Mansel L. Zeck  
Casa Tiara Development Incorporated  
Mansel L. Zeck, President

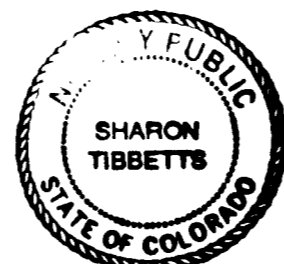
Lienholder Kent Shettler  
Kent Shettler V.P.  
Bank of Colorado

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The forgoing instrument was acknowledged before me this 2nd day of November A.D. 2000 by Mansel L. Zeck, President

Witness my hand and official seal: Sharon Tibbette  
Notary Public

Address 200 Grand Ave., Grand Junction, CO 81501  
My commission expires: 01-25-02



My Commission Expires  
January 25, 2002

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The forgoing instrument was acknowledged before me this 2nd day of November A.D. 2000 by Kent Shettler V.P.

Witness my hand and official seal: Sharon Tibbette  
Notary Public

Address 200 Grand Ave., Grand Junction, CO 81501  
My commission expires: 1-25-02



My Commission Expires  
January 25, 2002

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:20 o'clock P.M. this 29th day of November A.D. 2000, and is duly recorded in Plat Book No. 18 at page 60361. Reception No. 1975053. Fees 20.00 Drawer No. 1141

Mona Todd  
Deputy

Carol Zink  
Clerk and Recorder

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 6 day of Nov A.D., 2000 by the County Planning Commission of the County of Mesa, State of Colorado

Deanna B. Zonara  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2000, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman

### SUMMIT VIEW RANCH FILING 2

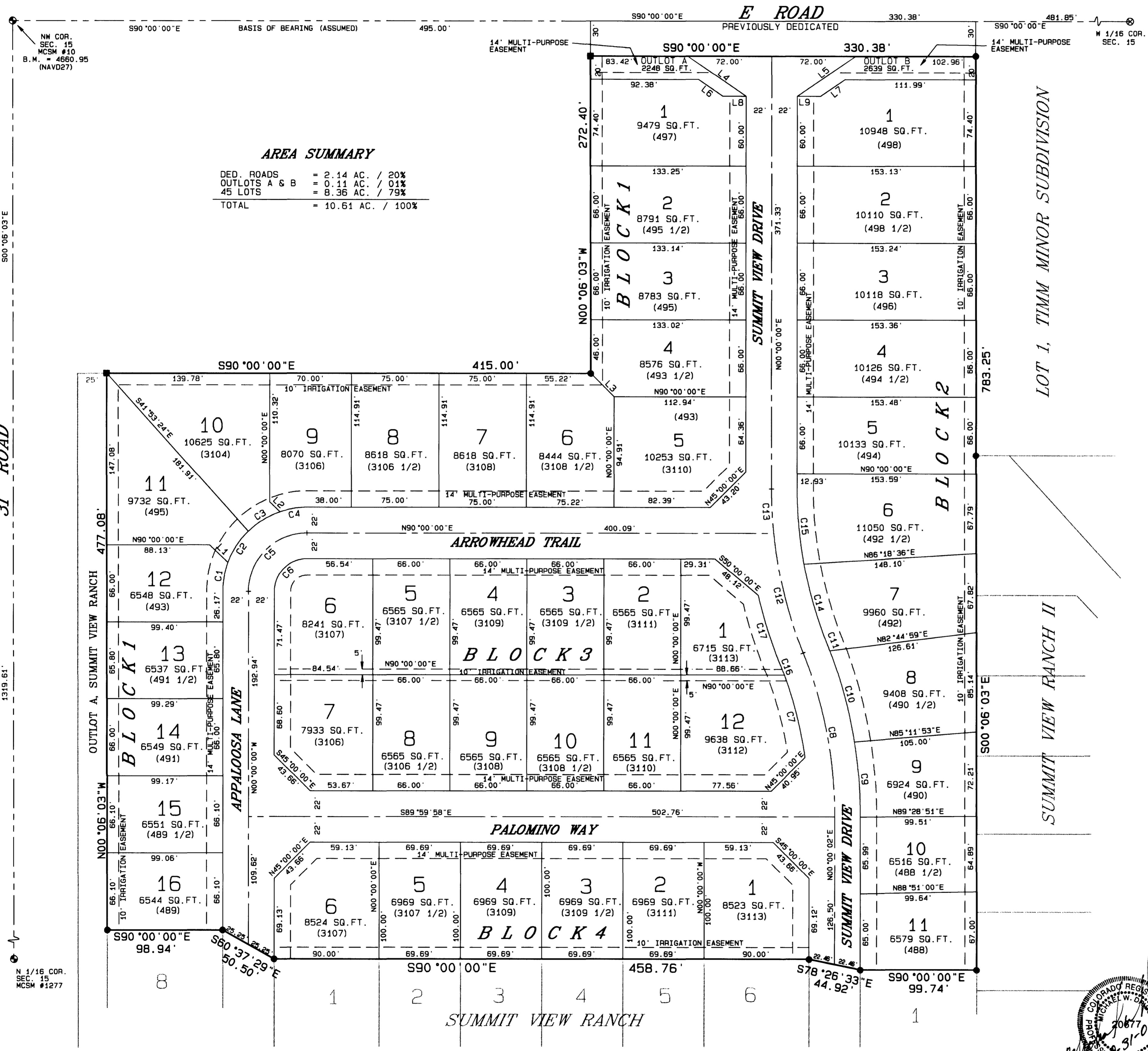
LOCATED IN THE  
NW 1/4 NW 1/4 SEC. 15, T1S, R1E, U.M.

D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 280-99-08  
Drawn By TMODEL Date AUGUST 2000 Sheet 1 OF 2

# SUMMIT VIEW RANCH FILING 2

## A REPLAT OF LOT 7, BLOCK 4, SUMMIT VIEW RANCH



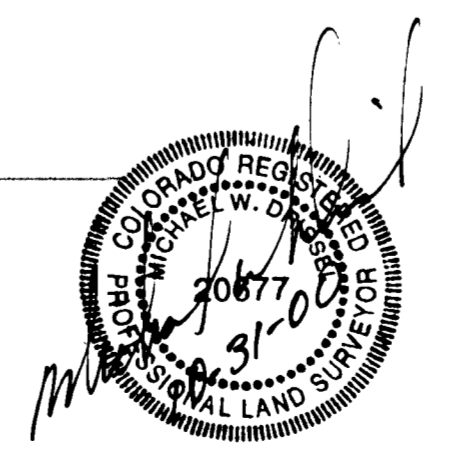
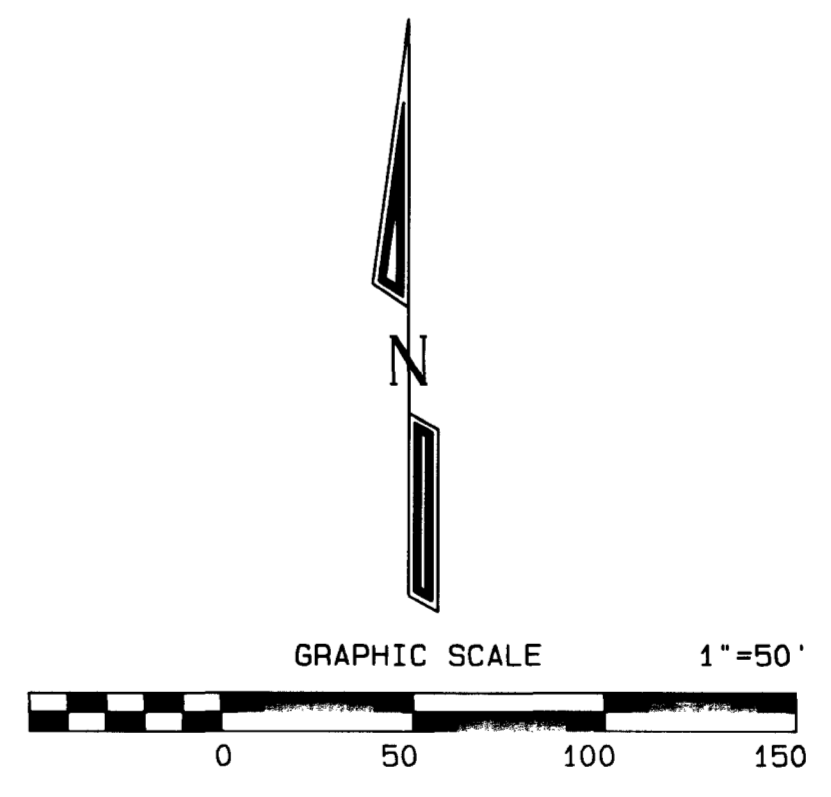
**AREA SUMMARY**

DED. ROADS	= 2.14 AC. / 20%
OUTLOTS A & B	= 0.11 AC. / 01%
45 LOTS	= 8.36 AC. / 79%
<b>TOTAL</b>	<b>= 10.61 AC. / 100%</b>

**CURVE / LINE TABLE**

LINE	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	20°09'06"	72.00	25.32	N10°04'33"E	25.19
C2	25°30'37"	72.00	32.06	N32°54'24"E	31.79
C3	25°34'59"	72.00	32.15	N58°27'13"E	31.88
C4	18°45'18"	72.00	23.57	N80°37'21"E	23.46
C5	90°00'00"	50.00	78.54	N45°00'00"E	70.71
C6	89°59'59"	28.00	43.98	N45°00'00"E	39.60
L1			21.80	N46°25'53"W	
L2			12.22	N46°25'53"W	
L3			28.28	S45°00'00"E	
C7	11°49'39"	353.00	72.87	N14°12'50"W	72.74
C8	21°59'50"	375.00	143.97	N10°59'55"W	143.09
C9	9°19'26"	397.00	64.61	N04°39'40"W	64.53
C10	11°40'35"	397.00	80.90	N15°09'40"W	80.76
C11	0°59'52"	397.00	6.91	N21°29'54"W	6.91
C12	16°11'03"	375.00	105.92	N13°54'19"W	105.57
C13	5°48'47"	375.00	38.05	N02°54'24"W	38.03
C14	11°29'15"	353.00	70.78	N16°15'12"W	70.66
C15	10°30'35"	353.00	64.75	N05°15'17"W	64.66
C16	1°52'11"	353.00	11.52	N21°03'45"W	11.52
C17	8°45'33"	397.00	60.69	N17°37'04"W	60.63
L4			60.69	S55°28'20"E	
L5			60.69	N55°28'20"E	
L6			25.41	S55°28'20"E	
L7			25.41	N55°28'20"E	
L8			20.08	N90°00'00"E	
L9			20.08	N00°00'00"E	

- LEGEND**
- MESA COUNTY SURVEY MARKER
  - ⊗ FD. #6 REBAR W/2" ALUM. CAP STAMPED ATKINS PE-PLS 12291
  - FD. #5 REBAR W/2" ALUM. CAP STAMPED DISMANT LS 10097
  - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS INC. LS 20677 (999) = ADDRESS
- NOTE: EXTERIOR BOUNDARY CORNERS SET IN CONCRETE



**SUMMIT VIEW RANCH FILING 2**  
 LOCATED IN THE  
 NW 1/4 NW 1/4 SEC. 15, T1S, R1E, U.M.  
**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
 (970) 245-8749

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	280-99-08
Drawn By	TMODEL	Date	OCTOBER 2000	Sheet	2 OF 2

SEE SHEET ONE FOR SURVEYOR'S CERTIFICATION