

# MONUMENT RANCH ESTATES

## FILING NO. THREE

### 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 Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 17 all in 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:

Commencing at the Southeast Corner (SECor.) of the Northwest Quarter (NW1/4) 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 255.80 feet to the Southeast Corner (SECor.) of Monument Ranch Estates, Filing No. 2 as recorded in the records of Mesa County, Colorado, Thence North 79°26'24" West along the Southerly line of said Monument Ranch Estates, Filing No. 2 a distance of 793.65 feet to the Southwest Corner (SWCor.) of Lot 4, Block 2 of said Monument Ranch Estates, Filing No. 2 and the True Point of Beginning; Thence continuing North 79°26'24" West 546.63 feet to the Southwest Corner (SWCor.) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 16; Thence North 31°50'52" West along the northeasterly boundary of the Colorado National Monument 500.26 feet, Thence North 47°57'51" East 334.67 feet, Thence South 65°12'00" East 70.00 feet; Thence along the arc of a curve to the right whose radius is 262.94 feet and whose long chord bears South 54°36'39" East 96.64 feet, Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears South 80°0'15" East 74.00 feet, Thence North 56°53'23" East 444.99 feet to a point on the Westerly boundary of said Monument Ranch Estates, Filing No. 2, said point also being the centerline of the Redlands Water and Power Company Third Lift Canal; Thence along said Westerly boundary of Monument Ranch Estates, Filing No. 2 and the centerline of the Redlands Water and Power Company Third Lift Canal by the following four courses and distances.

South 21°20'00" East 39.50 feet  
 South 24°38'55" East 155.70 feet  
 South 17°34'11" East 83.16 feet  
 South 13°38'56" East 261.81 feet to the Northeast Corner (NECor.)

of Lot 4, Block 2 of said Monument Ranch Estates, Filing No. 2, Thence along the arc of a curve to the left whose radius is 325.00 feet and whose long chord bears South 53°38'39" West 25.75 feet, Thence along the arc of a curve to the right whose radius is 312.94 feet and whose long chord bears South 68°29'04" West 184.14 feet to the Northwest Corner (NWCor.) of said Lot 4, Block 2, Monument Ranch Estates, Filing No. 2, Thence South 04°24'18" East along the West boundary of said Lot 4, Block 2 a distance of 354.87 feet to the True Point of Beginning containing 12.89 acres.

That said owners have caused the said real property to be laid out and surveyed as Monument Ranch Estates, Filing No. Three, 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 12th day of May, A.D., 1975.

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 12th day of May, A.D., 1975, 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 1, 1977  
 Witness my hand and official seal.

Mary Anne Bonds  
 Notary Public

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M., A.D., 1975 and is duly recorded in Plat Book No. 11, Page 151. Rec No. 1088387

Carl Sawyer  
 Clerk and Recorder

CLERK AND RECORDER'S CERTIFICATE

June 4

Fees \$ 10.00

Approved this 11th day of June, A.D., 1975.

County Planning Commission of the County of Mesa, Colorado.

COUNTY PLANNING COMMISSION CERTIFICATE

Carl Sawyer  
 Chairman

Approved this 19th day of May, A.D., 1975.

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

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Lawrence Aubert  
 Chairman

SURVEYOR'S CERTIFICATE

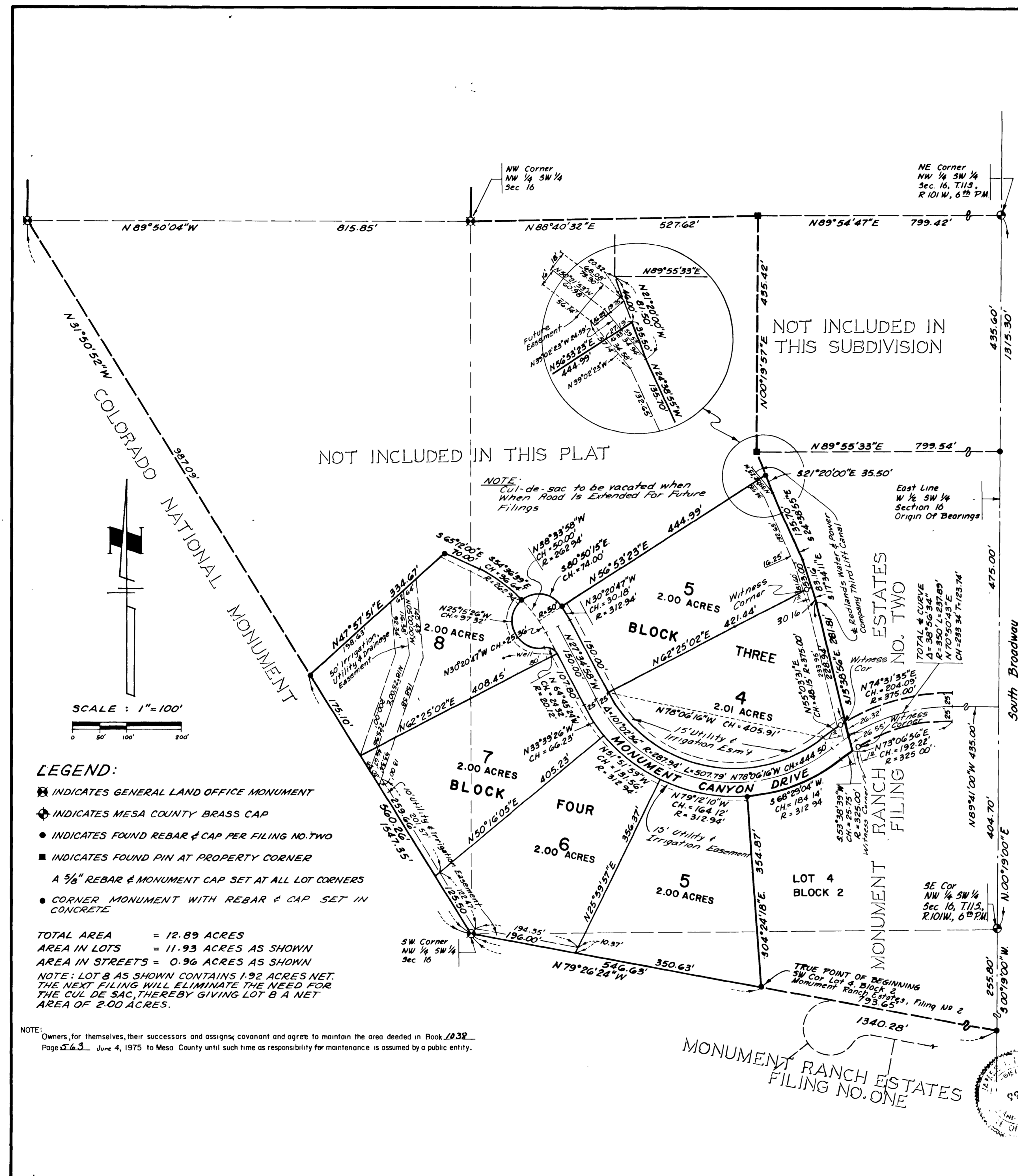
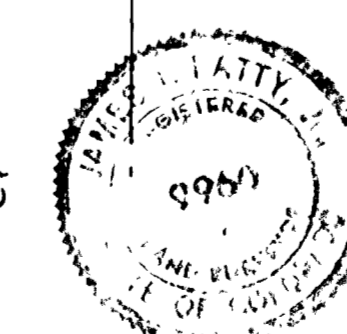
I, James T. Patty, Jr., do hereby certify that the accompanying plat of Monument Ranch Estates, Filing No. Three, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

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, 136-2-2 as amended.

By: Boyd E. Head  
 Mesa County Surveyor  
Carl Sawyer  
 Mesa County Road Department  
William F. Willett  
 Utilities Coordination Committee

Date: May 19, 1975  
 Date: May 17, 1975  
 Date: May 16, 1975



- LEGEND:**
- INDICATES GENERAL LAND OFFICE MONUMENT
  - INDICATES MESA COUNTY BRASS CAP
  - INDICATES FOUND REBAR & CAP PER FILING NO. TWO
  - INDICATES FOUND PIN AT PROPERTY CORNER
  - A 5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS
  - CORNER MONUMENT WITH REBAR & CAP SET IN CONCRETE

TOTAL AREA = 12.89 ACRES  
 AREA IN LOTS = 11.93 ACRES AS SHOWN  
 AREA IN STREETS = 0.96 ACRES AS SHOWN  
 NOTE: LOT 8 AS SHOWN CONTAINS 1.92 ACRES NET. THE NEXT FILING WILL ELIMINATE THE NEED FOR THE CUL DE SAC, THEREBY GIVING LOT 8 A NET AREA OF 2.00 ACRES.

NOTE: Owners, for themselves, their successors and assigns, covenant and agree to maintain the area deeded in Book 1032 Page 163 June 4, 1975 to Mesa County until such time as responsibility for maintenance is assumed by a public entity.

MONUMENT RANCH ESTATES - FILING NO. 3  
 PREPARED BY  
 NELSON, HALEY, PATTERSON & QUIRK, INC.  
 ENGINEERING CONSULTANTS  
 GRAND JUNCTION, COLORADO FEBRUARY, 1975  
 75-2-ENG-0151