

# MONUMENT RANCH ESTATES

## FILING NO. FOUR

### 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 8 of Monument Ranch Estates, Filing No. 3, as recorded in the records of Mesa County, Colorado, said corner being on the Northeasterly boundary of the Colorado National Monument; Thence along said National Monument line North 31°50'52" West 987.09 feet; Thence leaving said last mentioned line North 02°12'45" East 1,315.53 feet; Thence South 89°58'46" East 480.00 feet; Thence South 04°15'42" East 654.03 feet; Thence North 78°03'15" West 139.08 feet; Thence South 08°45'35" West 377.00 feet; Thence South 58°35'30" East 162.82 feet; Thence South 05°00'00" East 398.27 feet; Thence South 81°39'42" East 259.52 feet; Thence along the arc of a curve to the right whose radius is 275.00 feet and whose long chord bears South 04°21'15" East 267.94 feet; Thence tangent to said curve South 24°46'00" West 90.00 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears South 69°49'00" West 28.28 feet; Thence South 65°12'00" East 90.00 feet; Thence along the arc of a curve to the right whose radius is 312.94 feet and whose long chord bears South 49°09'18" East 172.99 feet to a point of intersection of two curves, a radial line through said point bears North 56°53'23" East; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears North 80°50'15" West 74.00 feet to a point of intersection of two curves; Thence along the arc of a curve to the left whose radius is 262.94 feet and whose long chord bears North 54°36'39" West 96.64 feet; Thence tangent to said curve North 65°12'00" West 70.00 feet; Thence South 47°57'51" West 334.67 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. Four, 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 5th day of December, 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 5th day of December, 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 23, 1979  
Witness my hand and official seal. *Joyce Robine*  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss 1098557

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M., A.D., 1975 and is duly recorded in Plat Book No. 11, Page 176.

*Earl Sawyer* Deputy Clerk and Recorder Fees \$ 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of June, A.D., 1974  
County Planning Commission of the County of Mesa, Colorado. *Pat VanArman* Chairman

Approved this 8th day of Dec, A.D., 1975  
Board of County Commissioners of the County of Mesa, Colorado. *Sturman Roberts* Chairman

### SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Monument Ranch Estates, Filing No. Four, 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 No. 9960

Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-11-101-102 as amended.

By: *Paul King*  
Mesa County Surveyor Date: 12-9-75

*Jack Bowman*  
Mesa County Road Department Date: 12-8-75

*R.A. Rubin*  
Utilities Coordination Committee Date: 12-5-75



### LEGEND:

⊗ INDICATES GENERAL LAND OFFICE MONUMENT.

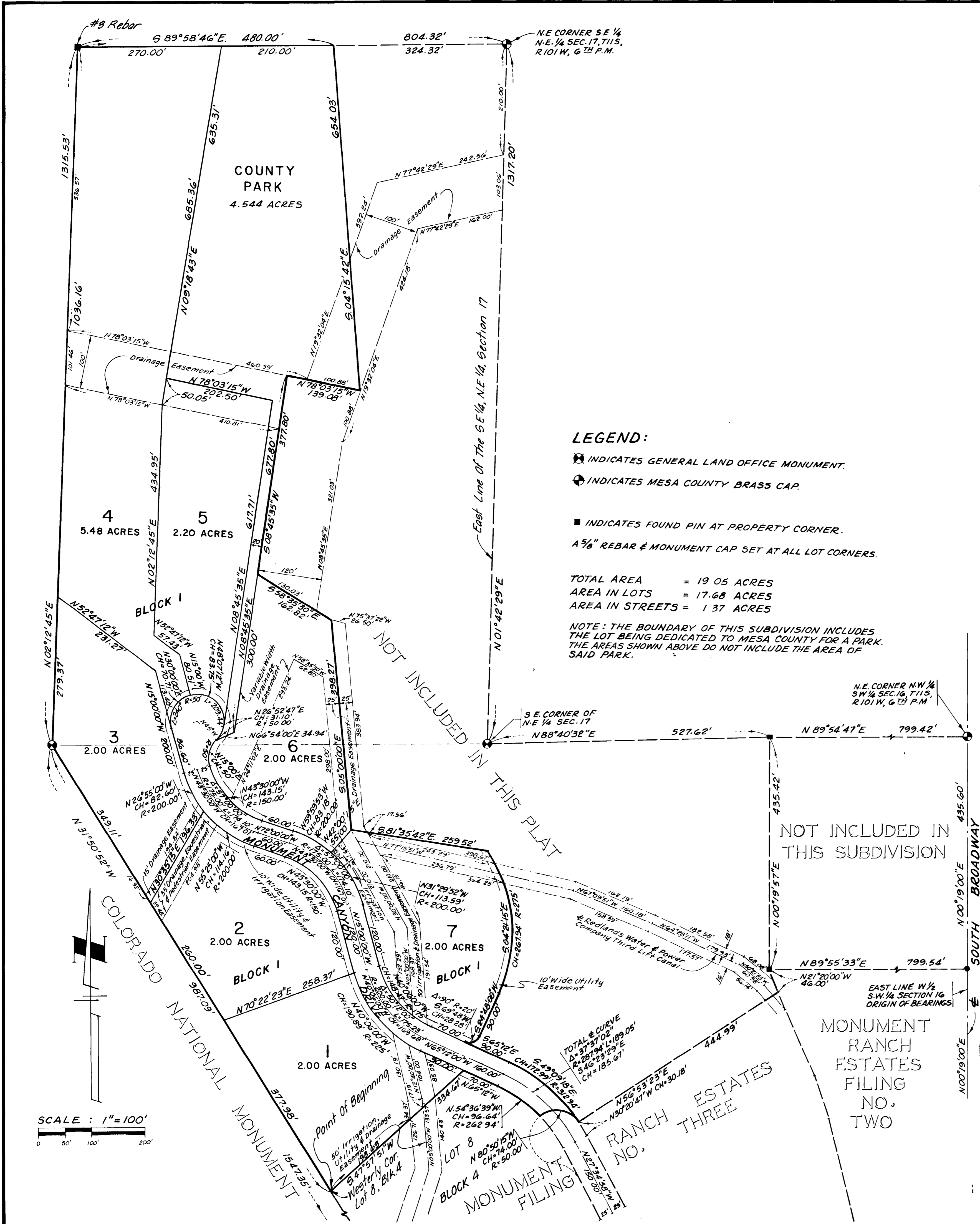
⊙ INDICATES MESA COUNTY BRASS CAP.

■ INDICATES FOUND PIN AT PROPERTY CORNER.

3/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS.

TOTAL AREA = 19.05 ACRES  
AREA IN LOTS = 17.68 ACRES  
AREA IN STREETS = 1.37 ACRES

NOTE: THE BOUNDARY OF THIS SUBDIVISION INCLUDES THE LOT BEING DEDICATED TO MESA COUNTY FOR A PARK. THE AREAS SHOWN ABOVE DO NOT INCLUDE THE AREA OF SAID PARK.



SCALE: 1" = 100'

MONUMENT RANCH ESTATES - FILING NO. 4  
PREPARED BY  
NELSON, HALEY, PATTERSON & QUIRK, INC.  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO SEPTEMBER 1975