

# Retherford Estates

Being a Replat of Lot 1, Retherford's Lots

BASIS OF BEARINGS STATEMENT:  
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEPICTED ON RETHERFORD SUBDIVISION, AT PLAT BOOK 18, PAGE 281 OF THE MESA COUNTY RECORDS. FOUND IN PLACE AT BOTH ENDS OF SAID LINE WERE MESA COUNTY SURVEY MARKERS. VALUE GIVEN FOR SAID LINE IS S89°23'00"E.

M.C.S.M. #556  
N1/4 CORNER  
SECTION 22, T11S, R101W  
6TH PRINCIPAL MERIDIAN

M.C.S.M. #235  
NE CORNER  
SECTION 22, T11S, R101W  
6TH PRINCIPAL MERIDIAN

M.C.S.M. #157-1  
N1/4 CORNER  
SECTION 23, T11S, R101W  
6TH PRINCIPAL MERIDIAN

## LEGEND

- FOUND MESA COUNTY SURVEY MARKER
- RECOVERED INDEPENDENT SURVEY MARKER NO.5 REBAR/CAP IN CONCRETE L.S. 33650
- FOUND SURVEY MARKER AS DESCRIBED
- SET NO.5 REBAR/CAP L.S. 33650

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Claudia M. Gray and Terry L. Retherford, are the real owners of that real property situated in the County of Mesa, State of Colorado, described in Book 3620 at Page 413 and in Book 3642 at Pages 371-372, of the Mesa County Clerk & Recorder's Office, and being situated in the NE1/4 of Section 22 and the NW1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lot 1 of RETHERFORD'S LOTS.

Being more particularly described as follows:

Commencing at the NE Corner of Section 22, T11S, R101W of the 6th P.M. and considering the North Line of NE1/4 of said Section 22 to bear S89°23'00"E and all bearings contained herein to be relative thereto; thence N89°23'00"W along said North Line a distance of 20.00 feet; thence S00°29'00"W along said North Line of said Lot 2 a distance of 277.07 feet to the SW Corner of said Lot 2; thence N89°52'50"E along the South Line of said Lot 2 a distance of 166.19 feet to the SE Corner of said Lot 2; thence S00°39'00"W a distance of 263.88 feet; thence N00°25'00"E a distance of 241.35 feet; thence N89°07'58"W a distance of 310.01 feet; thence N00°29'00"E a distance of 556.64 feet; thence N89°23'00"W a distance of 20.00 feet; thence N00°29'00"E a distance of 10.60 feet to the SW Corner of Lot 2 in Retherford Subdivision; thence S89°54'15"E along the South Line of said Lot 2 a distance of 115.99 feet to the SE Corner of said Lot 2; thence S89°07'10"W along the East Line of said Lot 2 a distance of 189.40 feet; thence S89°54'15"E a distance of 216.01 feet to the Point of Beginning, containing 6.91 Acres as described, all in Mesa County Colorado.

Said owners have caused the described real property to be surveyed and laid out as RETHERFORD ESTATES.

That said owner does 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 Multi-purpose easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines; together with the right to trim or remove interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That said owner further grants by separate deed at Book 3886 Page 445 that portion of land which is labeled as Outlot C as a Limited Common Area, the intent of said Outlot is for the use of the adjoining lots (Lots 20-23 inclusive), as an Ingress, Egress easement and as such said adjoining lot owners are to be responsible for maintenance and upkeep of said tract, and as an easement for the installation and maintenance of utilities, including but not limited to water lines, sewer lines, gas lines, electric lines, telephone lines and cable television lines. And that said owner further dedicates that portion of land which is labeled as Outlot C as a Service Easement for use as a turnout for emergency vehicles and service trucks, including but not limited to postal service, trash collection, fire, police, and emergency vehicles and services.

And further grants by separate deed at Book 3886 Page 445 that portion of real property labeled as Outlot B as a General Common Area, to the Homeowners Association, as a perpetual easement for the maintenance and repair of private irrigation systems.

And further grants by separate deed at Book 3886 Page 445 that portion of real property labeled as Outlot A to the Homeowners Association, as a perpetual easement for the maintenance and repair of private irrigation systems, the conveyance and/or Retention/Detention of storm waters, and aesthetic purposes as determined appropriate by said Homeowners Association.

And hereby dedicates to the Public Utilities 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, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and sewer lines; together with the right to trim or remove interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That said owner further grants by separate deed at Book 3890 Page 582 that portion of land which is labeled as a 20' Ingress/Egress Easement, the intent of said Easement is for the use of Lot 2 of Retherford Lots Subdivision as an Ingress, Egress easement and as such the owners of said Lot 2 are to be responsible for maintenance and upkeep of said Easement. And that said owner further dedicates that portion of land which is labeled as a 20' Ingress/Egress Easement as a Service Easement for use as a turnout for emergency vehicles and service trucks, including but not limited to postal service, trash collection, fire, police, and emergency vehicles and services.

Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to the easement.

Said owners dedicate those portions of real property labeled as Irrigation Easements on the accompanying plat as easements for the installation and maintenance of irrigation lines for the distribution of irrigation water to downstream irrigation water users as well as private irrigation systems for the benefit of the lot owners.

Said owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented herein.

Said owners do subscribe hereunder this 18th day of April, 2005.

Claudia M. Gray

Terry L. Retherford

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

This plat was acknowledged before me by Claudia M. Gray and Terry L. Retherford, on this 18th day of April, 2005.

My commission expires: 08-21-05 Witness my hand and seal Lucinda J. Wilson Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

I certify that this instrument was filed in my office at 4:22 o'clock P.M. this 4th day of MAY, 2005 A.D. and was recorded in Book No. 3890, Page No. 578, Reception No. 2252102, Drawer No. QG-101, Fees 10.00.

By: Janice Ward  
Clerk and Recorder

Lucinda J. Wilson  
Deputy

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

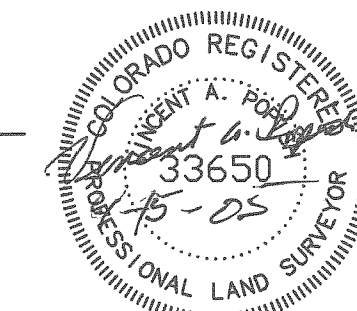
Approved this 3rd day of MAY, 2005 A.D. by the Board of County Commissioners of the County of Mesa, State of Colorado.

Tilman W. Bishop  
Chairperson

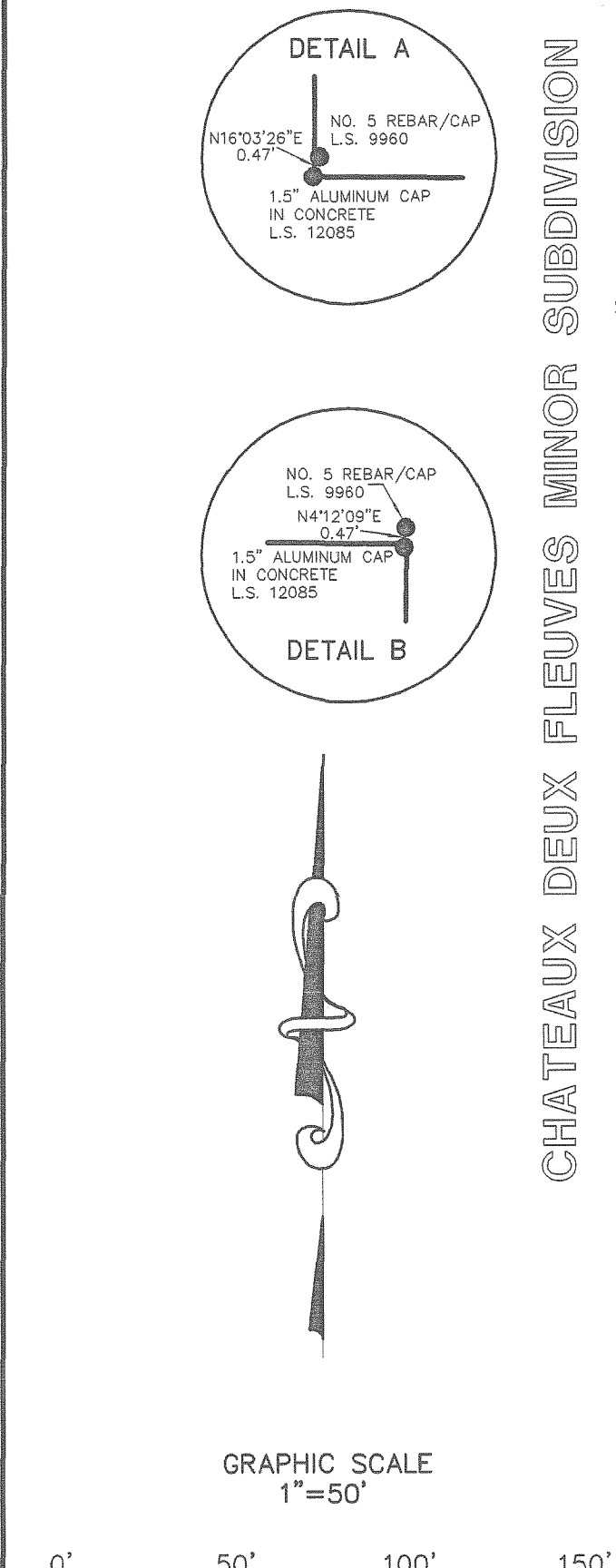
## SURVEYOR'S CERTIFICATE

I, Vincent A. Popish, certify that the accompanying plat of RETHERFORD ESTATES, a survey of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Vincent A. Popish  
Vincent A. Popish, Independent Survey, Inc.  
Colorado Professional Land Surveyor No. 33650



4-15-05  
Date



Note:  
A buffer as defined by Section 7.2.3 of the Mesa County Land Development Code (2000, as amended) is required along the western boundary of the Subdivision. A buffer of 20' in width burdens Lots 1 through 5 as shown hereon and is appurtenant to those lots. The buffer shall automatically extinguish when the adjacent property is developed at a similar density or land use to the subject subdivision.

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.

## TEL KADESH FIRST ADDITION

Covenants, Conditions and Restrictions for Retherford Estates recorded under Book 3886 Page 446-455.

Pursuant to C.R.S. §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 Retherford Estates and shall result in a vested right.

Restrictions appurtenant to the respective lots shown on this plat are designated on the associated Site Plan recorded in the office of the Mesa County Clerk and Recorder.

RIGHT TO FARM ACT NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to C.R.S. §35-3.5-101 et seq.

### LAND USE SUMMARY

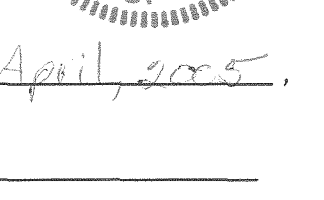
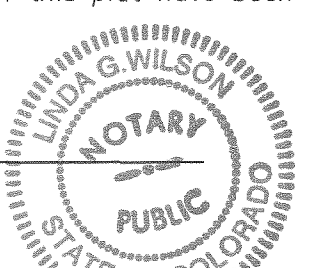
LOTS	5.38 ACRES	78%
OUTLOTS/TRACTS	0.32 ACRE	05%
DEDICATED ROW	1.21 ACRES	17%
TOTAL	6.91 ACRES	100%

### LINE TABLE

NUM	DISTANCE	BEARING
L1	5.00'	N30°30'28"E
L2	12.01'	S0°39'09"W
L3	14.00'	N89°35'39"W
L4	14.00'	N89°35'39"W
L5	10.13'	N0°24'21"E
L6	9.87'	N0°24'21"E
L7	7.10'	N45°08'36"E
L8	7.04'	S44°51'24"E

### CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	42°32'12"	14.85'	20.00'	N68°49'38"E	14.51'
C2	72°56'55"	47.11'	37.00'	S84°02'00"W	43.99'
C3	31°21'38"	20.25'	37.00'	N43°48'43"W	20.00'
C4	32°06'06"	20.73'	37.00'	N12°04'51"W	20.46'
C5	33°34'42"	21.68'	37.00'	N20°45'34"E	21.38'
C6	95°05'02"	61.40'	37.00'	N85°05'26"E	54.60'
C7	42°32'12"	14.85'	20.00'	N68°38'09"W	14.51'
C8	89°52'00"	100.38'	64.00'	S44°27'00"E	90.40'
C9	89°52'00"	65.88'	42.00'	S44°27'00"E	59.33'
C10	89°52'00"	31.37'	20.00'	S44°27'00"E	28.25'
C11	21°56'23"	24.51'	64.00'	S10°29'12"E	24.36'
C12	45°59'12"	51.37'	64.00'	S44°27'00"E	50.00'
C13	21°56'23"	24.51'	64.00'	S78°24'48"E	24.36'
C14	51°10'50"	17.87'	20.00'	N65°01'35"E	17.28'
C15	77°27'58"	63.55'	47.00'	S78°10'09"W	58.82'
C16	35°48'15"	29.37'	47.00'	N45°11'44"W	28.89'
C17	67°49'10"	55.63'	47.00'	N6°36'59"E	52.44'
C18	86°36'06"	71.04'	47.00'	S81°30'12"E	64.47'
C19	51°10'50"	17.87'	20.00'	N63°47'35"W	17.28'
C20	33°33'28"	35.14'	60.00'	N73°06'07"E	34.64'
C21	22°37'11"	25.66'	65.00'	N78°34'14"E	25.50'
C22	14°40'09"	12.03'	47.00'	N47°51'40"E	12.00'



## Retherford Estates

Being a Replat of Lot 1, Retherford's Lots

### FINAL PLAT

SITUATED IN THE NE1/4 SEC. 22, AND THE NW1/4 SEC. 23, T11S, R101W, 6TH PM

Client: Claudia Gray  
Date: 03/17/05  
Scale: 1"=50'  
Drawn by: DJS VAP  
Checked by: VAP  
File No.: 203064  
File Name: RthEst Fin

VINCENT A. POPISH, PLS  
133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263  
Grand Junction, Colorado 81501 Cell (970)261-1409

PLANNING PROJECT NO. 2003-111FP1