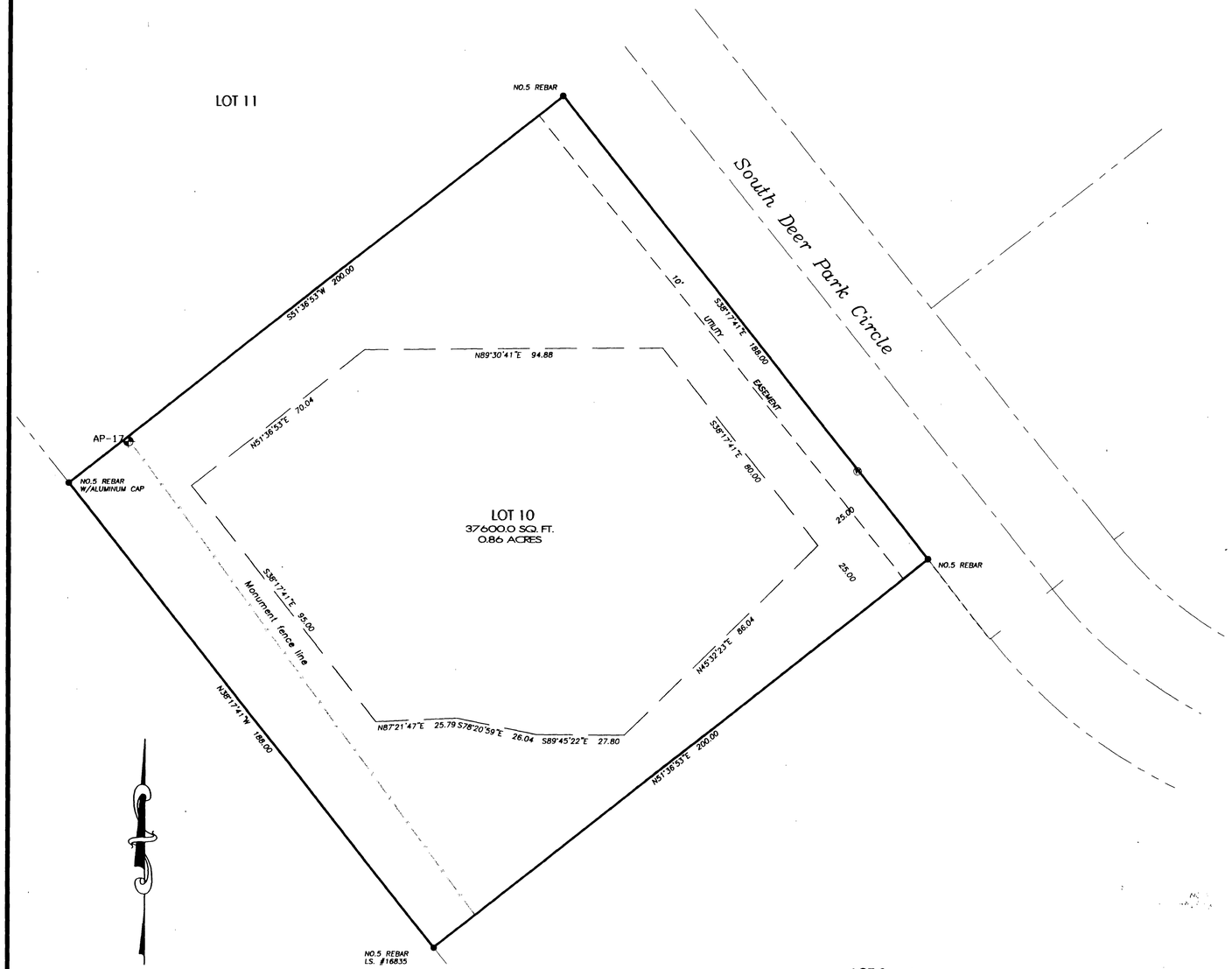
E:\Archive\2000\Misc Subdivision\McCarty-Rplt.dwg, 06/22/01 04:51:24 PM, HP Designjet 350C (E.) (A0)



LEGEND & NOTES

● FOUND SURVEY MONUMENTS AS DESCRIBED

AP-17 ◆ B.L.M. SURVEY MARKER (ANGLE POINT 17)

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.

AREA SUMMARY
LOTS = 0.86 ACRES 100%

BASIS OF BEARINGS STATEMENT: .

BEARINGS ARE BASED ON THE WEST LINE OF LOT 10 OF DEER PARK SUBDIVISION (RECORDED AT PLAT BOOK-12 PAGE-378, RECEPTION #1256688 OF THE MESA COUNTY CLERK & RECORDERS OFFICE) SAID LINE BEARS N38°17'41"W

NOTES:

THE PURPOSE OF THIS PLAT IS TO ADJUST THE SETBACKS

ORIGINAL COVENANTS RECORDED FOR DEER PARK SUBDIVISION STILL APPLY

ADDRESS IS 1869 S. DEER PARK CIRCLE

PERIMETER CORNERS ARE SET IN CONCRETE

Penny's Piggy Bank Subdivision

(A REPLAT OF LOT 10, DEER PARK SUBDIVISION)
BEING SITUATED IN SECTION 17, T11S, R101W, 6TH PRINCIPAL MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Michael S. McCarty is the owner of that real property situated in Section 17, Township 11 South, Range 101 West of the 6th P.M. as, recorded in Book 1990 at Page 316 of the Mesa County Clerk and Recorders Office, as shown on the accompanying plat, said property being additionally described as follows:

LOT 10 DEER PARK SUBDIVISION, A SUBDIVISION OF MESA COUNTY SUBDIVISION

That said owner has caused the said real property to be laid out and surveyed as Penny's Piggy Bank Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner 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 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; together with the right to trim 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 all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 7/27 day of _____ A.D., 2001.

Michael S. McCarty

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27 day of July A.D., 2001 by: Micael S. McCarty.

My commission expires: 9-20-01

Notary Public: Sheryl A Violett

Address: 1199 Patterson Rd, GJ, CO 81506

NOTARY PUBLIC SHERYL A. VIOLETT STATE OF COLORADO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) S.S.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:09 o'clock A. M. this 17th day of August A.D., 2001, and is duly recorded in Plat Book No. 18, Page 220

Reception No. 2010871 Drawer No. U-15 Fees 10.00

Monika Todd — Clerk
Lucinda McElroy — Deputy

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property, approves this map of Penny's Piggy Bank Subdivision..

By: Joseph P. Eger
Vice President

STATE OF ~~COLORADO~~ MARYLAND)
COUNTY OF ~~MESA~~ MONTGOMERY) S.S.

The foregoing encumbrancer's ratification and approval was acknowledged before me this 6th day of August A.D., 2001 by ALICE LIU

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 29, 2003

My commission expires: _____

Notary Public

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of August A.D., 2001, Board of County Commissioner's of the County of Mesa, Colorado.

Kathleen K Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of Penny's Piggy Bank Subdivision, a subdivision 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.

Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

MAX EUGENE MORRIS REGISTERED 16413 LAND SURVEYOR STATE OF COLORADO

7/17/2001
Date

Penny's Piggy Bank Subdivision

FINAL PLAT
SITUATED IN SECTION 17 T11S, R101W, 6TH PRINCIPAL MERIDIAN

FOR: McCARTY	Surveying Western Colorado Since 1979	SURVEYED BY: RM (GPS)
ACAD ID: McCARTY-Rplt	Q.E.D. SURVEYING SYSTEMS, Inc.	DRAWN BY: DMM
SCALE: 1" = 20'	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	CHECKED BY: MEM
DATE: 5/22/01		SHEET NO.
		FILE: 2000-229