

# DOVE CREEK SUBDIVISION

## A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 15, TOWNSHIP 1 SOUTH RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO

**STATEMENT OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Constructors West, Inc. is the owner of that real property in the County of Mesa, State of Colorado, being situated in the northwest one-quarter of the southeast one-quarter of Section 15, Township 1 South, Range 1 East of the Ute Meridian, described by deed in Book 3221 at Page 54/55 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

The West 11-1/2 acres of the E1/2 of the NW1/4 of the SE1/4 and the East 12-1/2 acres of the W1/2 of the NW1/4 of the SE1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.  
EXCEPT that part of the above described property lying within the West 7-1/2 acres and the East 8-1/2 acres of the NW1/4 of the SE1/4 of said Section 15.  
AND EXCEPT Beginning at the Northwest corner of the East 8-1/2 acres of the NW1/4 of the SE1/4 of said Section 15;  
Thence South along the West line of the East 8-1/2 acres of the NW1/4 of the SE1/4 of said Section 15, a distance of 500.00 feet;  
Thence West parallel with the North line of the NW1/4 of the SE1/4 of said Section 15, a distance of 174.24 feet;  
Thence North parallel with the West line of the East 8-1/2 acres of the NW1/4 of the SE1/4 of said Section 15, a distance of 300 feet;  
Thence West parallel with the North line of the NW1/4 of the SE1/4 of said Section 15, a distance of 60.00 feet;  
Thence North parallel with the West line of the East 8-1/2 acres of the NW1/4 of the SE1/4 of said Section 15, a distance of 200.00 feet to the North line of the NW1/4 of the SE1/4 of said Section 15;  
Thence East along said North line, 234.24 feet to the Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as DOVE CREEK SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- \* All Streets and Rights-of-Way are hereby dedicated to the County of Mesa for the use of the public forever;
- \* All Multi-Purpose Easements are hereby dedicated to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- \* All Sanitary Sewer Easements are dedicated to Mesa County as perpetual easements for the installation, operation and maintenance of sanitary sewer facilities.
- \* Clifton Water easement across Lot 4 Block 1 to be granted by separate instrument by reference to this plat.
- \* Outlots A, B and C are to be conveyed by separate instrument to the Dove Creek Homeowners Association as common open space, and for the installation and maintenance of utilities and drainage facilities and landscaping, subject to the public multi-purpose easements dedicated hereon and further restrictions as may be set forth in said instrument.

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; provided, 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 or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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 its name to be hereunto subscribed this 20 day of June, A.D., 2005.

*Kenneth B. Milyard Jr.*  
Kenneth B. Milyard Jr., President  
Constructors West Inc.

State of Colorado )  
                          )ss  
County of Mesa     )

This Statement of Ownership and Dedication was acknowledged before me by Kenneth B. Milyard, Jr. as President of Constructors West Inc.

on this 20 day of June, A.D.,

2005, for the aforementioned purposes.

Notary Public *Victoria Audino*

My Commission expires: 11/5/05



**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:**

This project was reviewed and approved by the Board of County Commissioners of Mesa County, Colorado, on this 22 day of JUNE, A.D., 2005.

BOARD OF COUNTY COMMISSIONERS  
MESA COUNTY, COLORADO

By: *T. J. Bishop* Attest: \_\_\_\_\_  
Chairman Clerk of Record

**DECLARATION OF COVENANTS**

This property is subject to covenants, conditions, and restrictions contained in an instrument recorded in Book 3972 at Page 677 et seq. of the Mesa County records.

**SURVEYOR'S STATEMENT:**

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DOVE CREEK SUBDIVISION, a subdivision in the County of Mesa, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the Mesa County Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

*Dennis R. Shellhorn*  
Dennis R. Shellhorn  
Colorado PLS 15472  
Date \_\_\_\_\_

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 8:17 o'clock A.M., this 23<sup>rd</sup> day of JUNE, 2005, and is duly recorded in Plat Book No. 3925, Page 704+705 as

Reception No. 2260553 Drawer No. DQ 130

FEES 20.00  
*Jessica Ward by Lucille McCalister, Deputy*  
Clerk and Recorder of Mesa County

"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 Dove Creek Subdivision 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.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Title Company, No. 00147204, dated August 27, 2002.

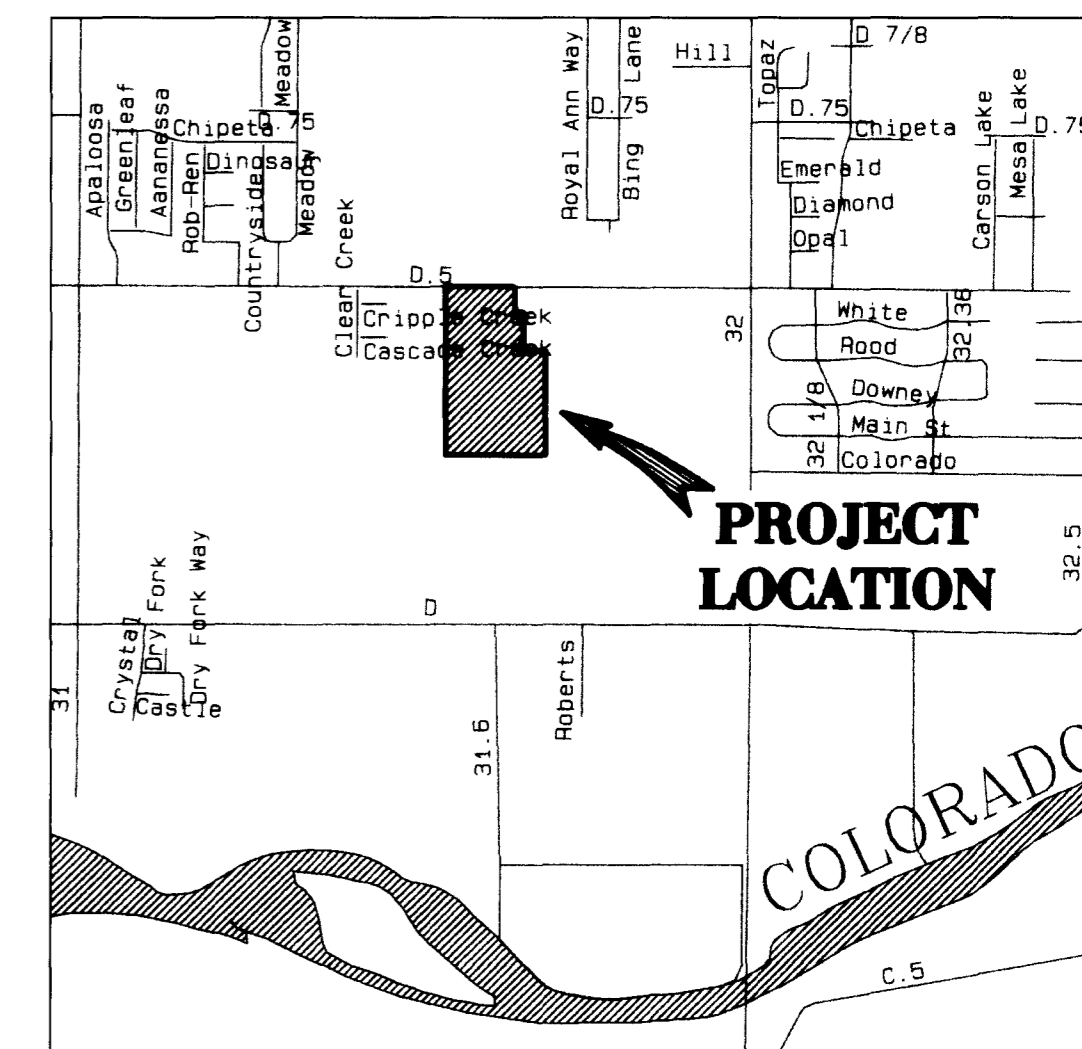
**RIGHT TO FARM ACT**

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.

20' Landscape Buffer is temporary to be automatically extinguished when the properties to the east and west are platted or developed at densities similar to the proposed subdivision.

**Line/Curve Table**

LINE/CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	55.76	35.50	90°00'00"	N44°54'08"W	50.20
L1	15.76			S00°05'52"E	
C2	117.81	150.00	45°00'00"	S22°24'08"E	114.81
C3	45.71	150.00	17°27'32"	S36°10'22"E	45.53
C4	72.10	150.00	27°32'28"	S13°40'22"E	71.41
L2	7.08			N62°33'24"E	
L3	36.31			N59°05'47"W	
C5	117.81	150.00	45°00'00"	N22°24'08"W	114.81
L4	35.44			N44°54'08"W	
C6	117.81	150.00	45°00'00"	N22°24'08"W	114.81
L5	20.98			N44°54'08"W	
C7	7.25	14.00	29°39'55"	N75°15'54"E	7.17
C8	19.35	37.50	29°34'03"	N75°12'58"E	19.14
C9	32.62	37.50	50°08'49"	S64°55'35"E	31.78
C10	44.12	37.50	67°24'30"	S05°08'56"E	41.62
C11	1.44	37.50	2°12'28"	S28°39'33"W	1.44
C12	7.25	14.00	29°39'55"	S14°55'49"W	7.17
C13	63.05	128.00	28°13'15"	S30°47'31"E	62.41
C14	36.99	172.00	12°19'19"	S05°03'48"E	36.92
L6	20.98			N44°54'08"W	
L7	20.98			S45°05'52"E	
C15	23.62	128.00	10°34'28"	N05°11'22"W	23.59
C16	76.91	128.00	34°25'32"	N27°11'22"W	75.76
C17	27.00	172.00	8°59'34"	N40°24'21"W	26.97
C18	46.40	172.00	15°27'19"	N28°10'55"W	46.26
C19	41.97	172.00	13°58'46"	N13°27'52"W	41.86
C20	19.73	172.00	6°34'21"	N03°11'19"W	19.72
L8	20.98			S44°54'08"E	
L9	20.98			N45°05'52"E	
C21	13.40	128.00	5°59'59"	S02°54'08"E	13.40
C22	87.13	128.00	39°00'01"	S25°24'08"E	85.46
C23	11.38	172.00	3°47'29"	S43°00'24"E	11.38
C24	48.09	172.00	16°01'06"	S33°06'06"E	47.93
C25	41.32	172.00	13°45'55"	S18°12'36"E	41.22
C26	34.30	172.00	11°25'30"	S05°56'53"E	34.24
L10	20.98			N44°54'08"W	
L11	20.98			S45°05'52"W	
L12	20.98			S44°54'08"E	
L13	20.98			S45°05'52"W	
C27	3.85	13.50	16°21'03"	S53°04'40"E	3.84
C28	3.78	13.50	16°01'44"	S36°36'20"E	3.77
C29	33.55	172.00	11°10'37"	N39°18'50"W	33.50
C30	67.50	172.00	22°29'03"	N22°19'00"W	67.06
C31	34.04	172.00	11°20'20"	N05°54'19"W	33.98
L14	26.63			S44°54'08"E	
L15	26.64			N45°05'52"E	
L16	30.61			N00°05'52"E	
L17	16.77			N00°05'52"E	
L18	43.23			N45°00'53"E	
C32	11.43	128.00	5°07'02"	N02°27'40"W	11.43
C33	84.55	128.00	37°50'43"	N23°56'32"W	83.02
C34	4.55	128.00	2°02'15"	N43°53'01"W	4.55
C35	6.69	13.50	28°24'31"	N75°53'36"E	6.63
C36	8.82	48.00	10°31'36"	S66°57'08"W	8.81
C37	44.01	48.00	52°32'06"	N81°31'01"W	42.49
C38	42.94	48.00	51°15'15"	S29°17'20"E	41.52
C39	35.63	48.00	42°31'45"	N17°16'09"E	34.82
C40	20.63	48.00	24°37'28"	S50°50'45"W	20.47
C41	24.01	48.00	28°39'16"	N77°29'07"E	23.76
C42	60.59	48.00	72°19'45"	S52°01'22"E	56.65
C43	17.45	13.50	74°02'39"	N52°52'49"W	16.26
L19	20.63			N68°19'09"E	
C44	4.37	13.50	18°33'17"	N07°57'42"E	4.35
C45	41.15	38.00	62°02'36"	S29°42'22"W	39.17
C46	22.88	38.00	34°30'19"	S77°58'50"W	22.54
C47	20.38	38.00	30°43'22"	N69°54'20"W	20.13
C48	20.05	38.00	30°14'07"	N38°55'36"W	19.82
C49	42.60	38.00	64°13'30"	N08°58'12"E	40.40
C50	33.90	38.00	51°06'57"	N65°58'26"E	32.79
C51	4.38	13.50	18°35'10"	S82°14'19"W	4.36
L20	20.62			S21°50'09"W	
C52	9.02	172.00	3°00'15"	S43°24'01"E	9.02
C53	11.68	13.50	49°35'08"	N66°41'27"W	11.32
C54	20.22	38.00	30°29'26"	S76°14'19"E	19.98
C55	26.58	38.00	40°04'27"	S40°57'23"E	26.04
C56	38.15	38.00	57°30'59"	S07°50'20"W	36.56
C57	11.68	13.50	49°35'08"	N11°48'15"E	11.32
C58	2.29	172.00	0°45'51"	S12°36'23"E	2.29
L21	20.98			S58°22'49"E	
C59	41.24	38.00	62°11'10"	S75°33'51"E	39.25
C60	26.20	38.00	39°30'38"	S24°42'58"E	25.69
C61	40.06	38.00	60°24'29"	S25°14'36"W	38.23
C62	32.33	38.00	48°44'47"	S79°49'15"W	31.36
L22	21.24			S41°48'50"W	
L23	2.88			S44°54'08"E	
L24	7.95			N78°31'40"W	
L25	6.24			N44°54'08"W	
L26	7.95			N11°16'37"W	
L27	7.72			N33°48'39"W	
L28	6.28			S00°05'52"W	
L29	7.84			N33°26'23"E	
L30	6.50			S00°05'52"W	
L31	7.84			N56°33'37"W	
L32	3.11			S89°54'08"E	
L33	3.17			S89°54'08"E	
L34	7.72			S56°11'21"W	
L35	7.84			S56°33'37"E	
L36	6.28			N89°54'08"W	
L37	7.72			N56°11'21"E	
L38	7.72			N33°48'39"W	
L39	6.28			S00°05'52"W	
L40	7.84			N33°26'23"E	



**VICINITY MAP  
SCALE 1"=1500'**

LAND USE SUMMARY		
LOTS	16.46 ACRES	76.7%
STREETS	4.46 ACRES	20.8%
OPEN SPACE TRACTS	0.53 ACRES	2.5%
<b>TOTAL</b>	<b>21.45 ACRES</b>	<b>100%</b>

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.

**DOVE CREEK SUBDIVISION**  
Planning Project No. 2003-046 FP1

SECTION: PART OF NW1/4 SE1/4 S15 T1S R1E MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-8067  
Grand Junction CO 81505 tlc@tlwest.com

Date of Survey: 12/02/02 Field Surveyor: stg Revision Date: Jun 10, 2005  
Drawn: bkb Checked: dns Approved: dns Job No. 0187-034  
S:\Survey\0187 Constructors West\1-034 Fraser\PLAT-REV101304.pro Sheet 1 of 2

# DOVE CREEK SUBDIVISION

E 1/16 S.15  
MCSM #810

S 1/16  
S.15/S.14  
MCSM #824

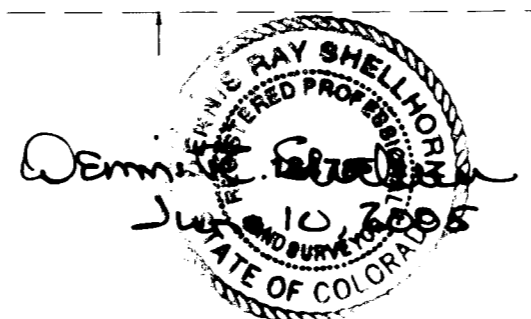


E 1/16 S.15  
MCSM #804

S 1/16  
S.15/S.14  
MCSM #824

2943-154-00-058

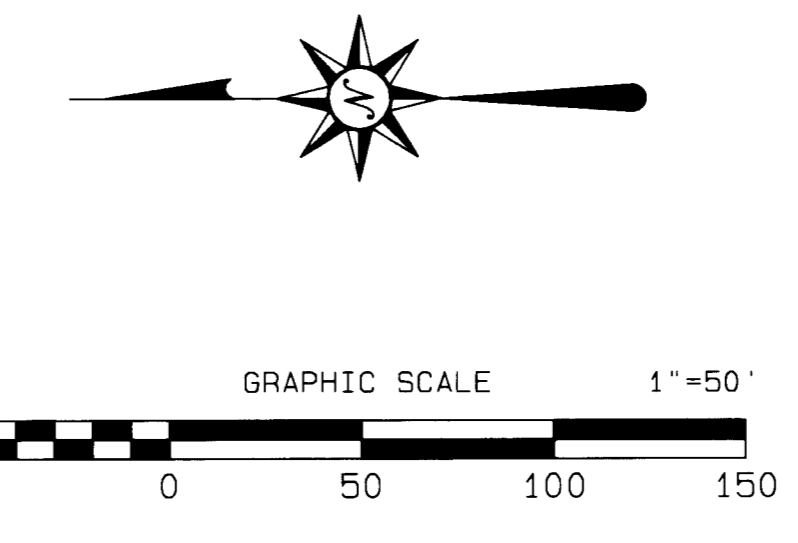
2943-154-00-054



- LEGEND**
- Brass Cap Mesa County Survey Marker (MCSM)
  - Aluminum cap
  - Set #5 rebar/cap PLS 18478
  - Set #5 rebar/cap in concrete
  - Fence line

**BASIS OF BEARINGS**

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a MCSM standard brass monument at the center quarter corner of Section 15, Township 1 South, Range 1 East of the Ute Meridian and a MCSM standard brass monument for the east sixteenth corner of said Section 15. The bearing of this line is South 89°54'08" East.



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.

SEE SHEET 1 FOR SURVEYOR'S STATEMENT

**DOVE CREEK SUBDIVISION**

Planning Project No. 2003-045 FP1

SECTION: PART OF NW1/4 SE1/4 S.15 | T15N | R15E | MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - B-210 (970) 243-0067  
Grand Junction CO 81505 tlc@twest.com

Date of Survey: 12/02/02 | Field Surveyed: slg | Revision Date: Jun 10, 2006  
Drawn: blb | Checked: drs | Approved: drs | Job No. 0187-034  
S:\Survey\0187 Constructors West\034 Frazier\PLAT-REV101304.prt | Sheet 2 of 2

MIDLANDS VILLAGE FILING NO. ONE  
(Reception No. 1769174)

GROVE CREEK SUBDIVISION PHASE 6  
(Reception No. 2013888)