

# DEER/ASHLEY MINOR SUBDIVISION

(A REPLAT OF LOT 1, ASHLEY MINOR SUBDIVISION AND A REPLAT OF LOTS 7 & 8 DEER PARK SUBDIVISION)  
BEING SITUATED IN SECTION 17, T11S, R101W, 6TH PRINCIPAL MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, FRED BISHOP is the owner of that real property situated in the County of Mesa, State of Colorado, described as Lot 1 ASHLEY MINOR SUB., in PLAT Book 17 at Page 167, Reception No. 1920471 of the Mesa County Clerk and Recorders Office,  
That the undersigned, RAYMOND ALAN WORKMAN and JUDY ANN WORKMAN are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1753 at Page 417 of the Mesa County Clerk and Recorders Office,

That the undersigned, ROYCE J CARVILLE and JANICE A. CARVILLE are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2072 at Page 737 of the Mesa County Clerk and Recorders Office,

all being situated in Section 17, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

LOT 1, ASHLEY MINOR SUBDIVISION; LOTS 7 DEER PARK SUBDIVISION; LOTS 8 DEER PARK SUBDIVISION

That said owners have caused the said real property to be laid out and surveyed as DEER/ASHLEY MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of 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 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

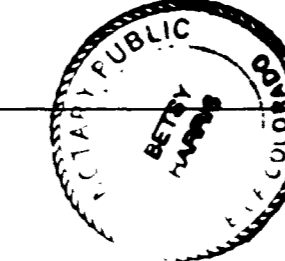
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 23rd day of November A.D., 1999

*Fred Bishop*  
FRED BISHOP

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

The foregoing instrument was acknowledged before me this 23rd day of November A.D., 1999 by FRED BISHOP

7-15-01  
My commission expires:



*Betsy Hammi*  
Notary Public  
925 N. 7th St.  
Grand Junction CO 81501

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1999.

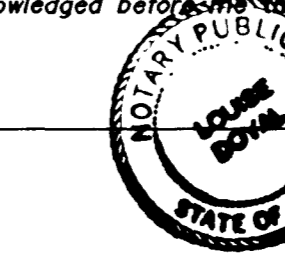
*Raymond Alan Workman*  
RAYMOND ALAN WORKMAN

*Judy Ann Workman*  
JUDY ANN WORKMAN

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

The foregoing instrument was acknowledged before me this 24th day of Nov A.D., 1992, by RAYMOND ALAN WORKMAN and JUDY ANN WORKMAN.

10-21-2002  
My commission expires:



*Larissa Royal*  
Notary Public  
1015 N 7th Street  
Grand Junction, CO 81501

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1999.

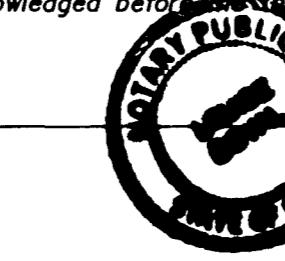
*Royce J. Carville*  
ROYCE J. CARVILLE

*Janice A. Carville*  
JANICE A. CARVILLE

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

The foregoing instrument was acknowledged before me this 24th day of Nov A.D., 1992, by ROYCE J. CARVILLE and JANICE A. CARVILLE.

10-27-2002  
My commission expires:



*Larissa Royal*  
Notary Public  
1015 N 7th Street  
Grand Junction, CO 81501

## CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 02:05 o'clock P. M. this 29th day of

November A.D., 1999, and is duly recorded in Plat Book No. 17, Page 215

Reception No. 1930152 Drawer No. II14 Fees \$10.00

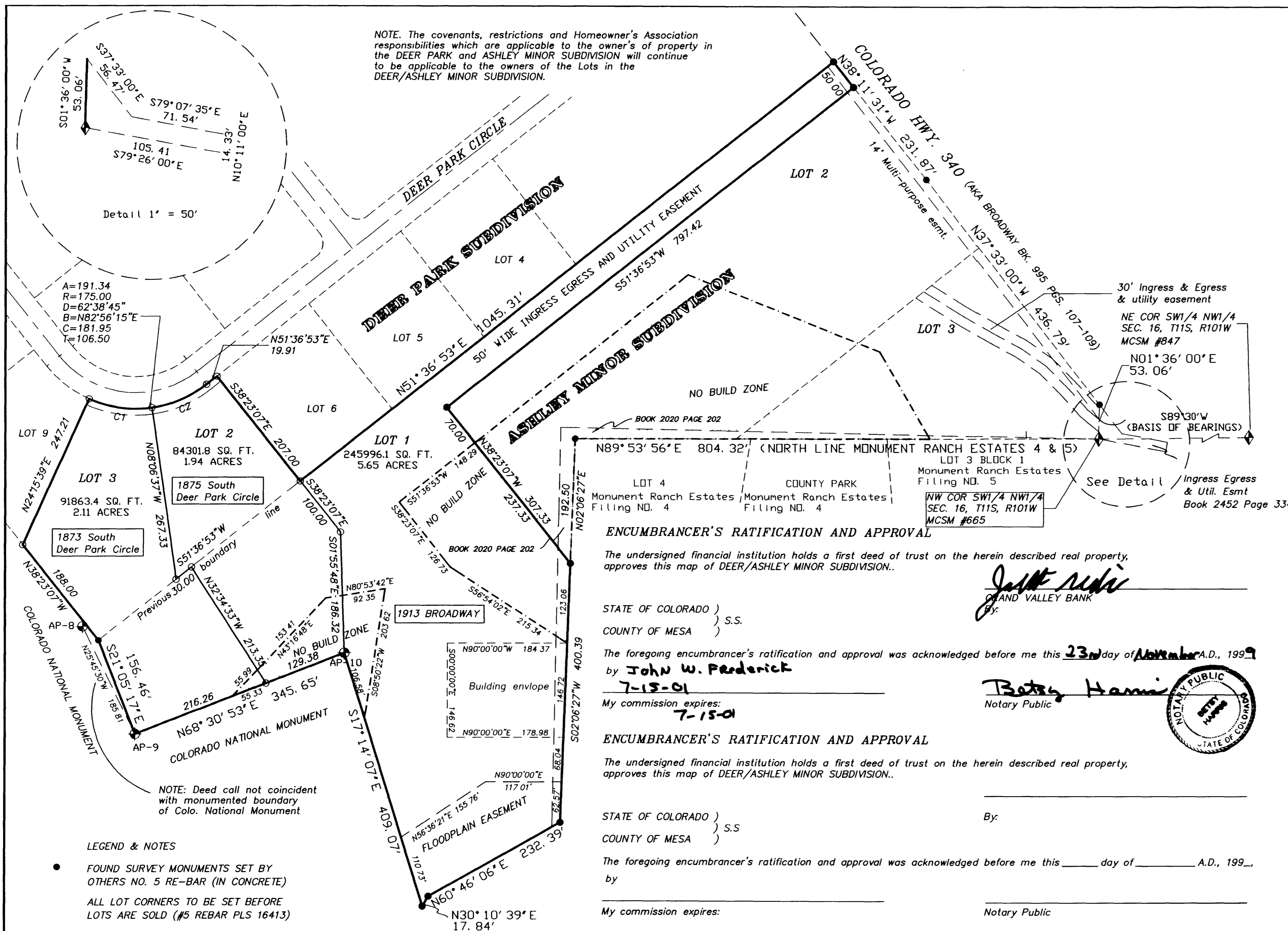
*Monika Todd* Clerk  
*Elicia Laaks* Deputy

## DEER/ASHLEY MINOR SUBDIVISION

### FINAL PLAT

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

FOR: BISHOP	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	SURVEYED BY: DMM SB
ACAD ID: AMDPfin		DRAWN BY: MEM
SCALE: 1" = 100'		CHECKED BY:
DATE: 9/15/99		SHEET NO
		FILE: 99153.3



NOTE: The covenants, restrictions and Homeowner's Association responsibilities which are applicable to the owner's of property in the DEER PARK and ASHLEY MINOR SUBDIVISION will continue to be applicable to the owners of the Lots in the DEER/ASHLEY MINOR SUBDIVISION.

Detail 1" = 50'

A=191.34  
R=175.00  
D=62°38'45"  
B=N82°56'15"E  
C=181.95  
T=106.50

LOT 2  
84301.8 SQ. FT.  
1.94 ACRES  
1875 South Deer Park Circle

LOT 3  
91863.4 SQ. FT.  
2.11 ACRES  
1873 South Deer Park Circle

LOT 1  
245996.1 SQ. FT.  
5.65 ACRES

### 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 DEER/ASHLEY MINOR SUBDIVISION.

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

The foregoing encumbrancer's ratification and approval was acknowledged before me this 23rd day of November A.D., 1999 by John W. Frederick

7-15-01  
My commission expires:

*John W. Frederick*  
AND VALLEY BANK

*Betsy Hammi*  
Notary Public

### 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 DEER/ASHLEY MINOR SUBDIVISION.

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

The foregoing encumbrancer's ratification and approval was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1999, by \_\_\_\_\_

My commission expires:

By: \_\_\_\_\_  
Notary Public

### 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 DEER/ASHLEY MINOR SUBDIVISION

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

The foregoing encumbrancer's ratification and approval was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1999, by \_\_\_\_\_

My commission expires:

By: \_\_\_\_\_  
Notary Public

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of March A.D., 1999, County Planning Commission of the County of Mesa, Colorado.

*Thomas R. Banta*  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 24th day of November A.D., 1999, Board of County Commissioner's of the County of Mesa, Colorado.

*Kathryn H. Hill*  
Chairman

### SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of DEER/ASHLEY MINOR 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*  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

11/23/99 Date

### LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR (IN CONCRETE)  
ALL LOT CORNERS TO BE SET BEFORE LOTS ARE SOLD (#5 REBAR PLS 16413)
- BOUNDARY CORNERS TO BE SET IN CONCRETE (#5 REBAR PLS 16413) BEFORE PLAT IS RECORDED
- B.L.M. SURVEY MARKER (ANGLE POINT B)
- MESA COUNTY SURVEY MARKER

### 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 HEREIN.

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	98.87	175.00	97.56	S81°55'29"E	32°22'14"	50.79
C2	92.47	175.00	91.40	N66°45'08"E	30°16'31"	47.34

### AREA SUMMARY

LOTS = 9.70 ACRES 100%

### BASIS OF BEARINGS STATEMENT

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE BEARING BETWEEN THE NORTHEAST CORNER OF THE SW1/4 NW1/4 OF SECTION 16, T11S, R101W, 6TH P.M. AND THE NORTHWEST CORNER OF THE SW1/4 NW1/4 OF SAID SECTION 16 IS S89°30'00"W.

COVENANTS ARE RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ MESA COUNTY CLERK AND RECORDERS OFFICE.