

# REPLAT OF COLUMBINE VILLAGE

A REPLAT OF LOT 25, BLOCK NINE OF:  
THE RIDGES FILING NO. SIX

AREA QUANTITIES

Total Acres in Lots	2.21 Ac. or 64.81%
Total Acres in Open Space	1.20 Ac. or 35.19%
Total Acres	3.41 Ac. or 100.00%

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Joe Bickley, the owner of the real property situated in the County of Mesa, State of Colorado, and a part of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, as shown on the accompanying plat, said real property being described as follows:

Lot Twenty-five, Block Nine, Filing No. SIX.

That said owner has caused the said real property to be laid out and surveyed as replat of COLUMBINE VILLAGE, a replat of Lot Twenty-five, Block Nine of The Ridges, Filing No. Six, a subdivision of a part of Mesa County, Colorado.

That said owner does dedicate 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 right shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Joe Bickley

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.  
My commission expires: \_\_\_\_\_

**CLERK AND RECORDERS CERTIFICATE:**

STATE OF COLORADO )  
COUNTY OF MESA )  
I certify this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ and is duly recorded in Plat Book No. \_\_\_\_\_ page \_\_\_\_\_ Reception No. \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_  
Fees: \_\_\_\_\_

**COUNTY PLANNING COMMISSION CERTIFICATE:**

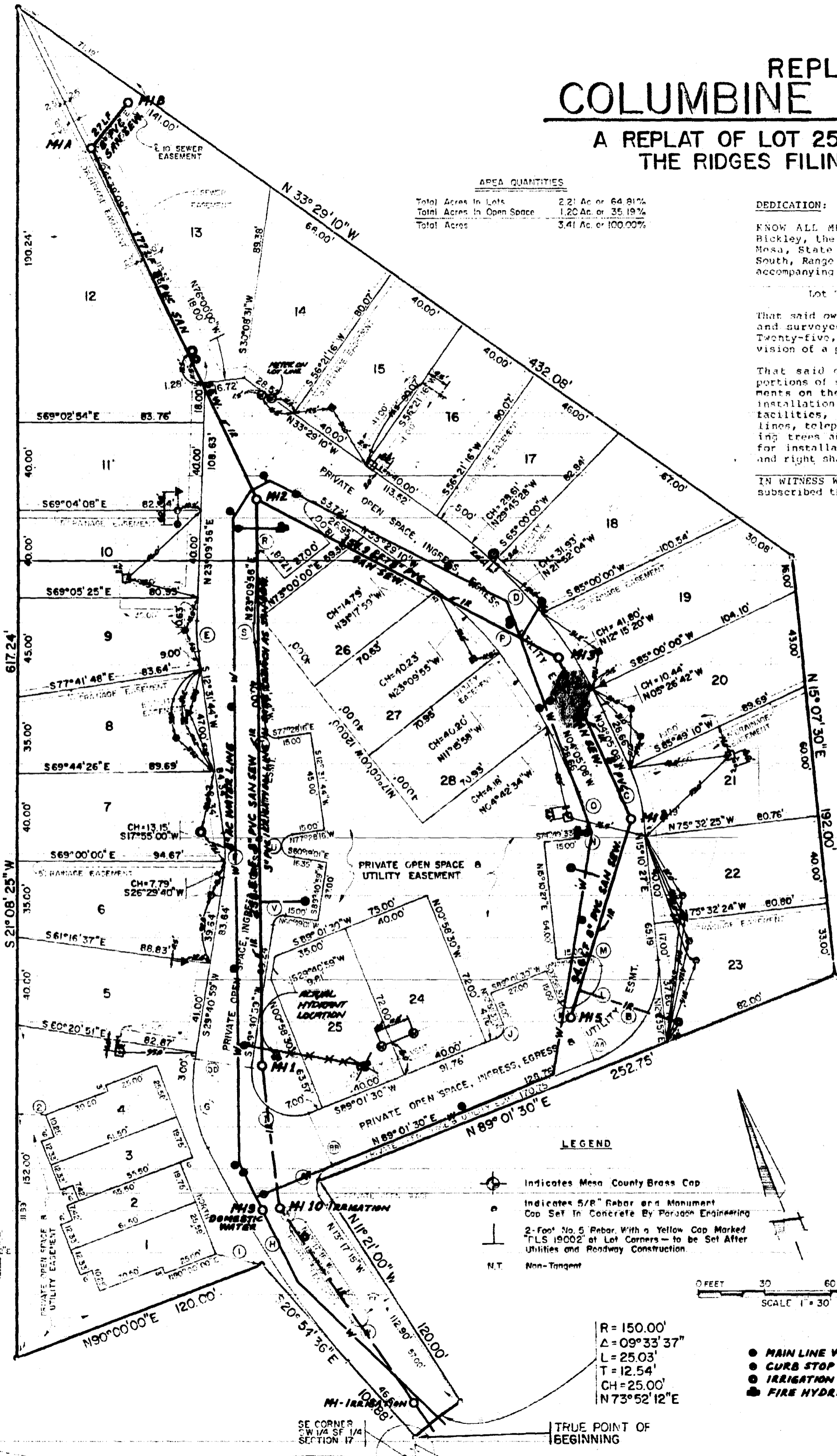
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ County Planning Commission of the County of Mesa, State of Colorado.  
Chairman \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ Board of County Commissioners of the County of Mesa, State of Colorado.  
Chairman \_\_\_\_\_

**UTILITIES COORDINATING COMMITTEE:**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_ Utilities Coordinating Committee of the County of Mesa, State of Colorado.  
Chairman \_\_\_\_\_



**AS BUILT LEGEND 8-22-86**

- ▶ WATER SERVICE MARKER - 2" x 4" BLUE PRINT
- SEWER SERVICE MARKER - 2" x 4" GREEN PRINT
- UNIDENTIFIED MARKER - 2" x 4" RED PRINT
- IRRIGATION RIBBON / VALVE - IN HANDLE
- ⊙ WATER METER PIT
- P.S. Co. TERMINATED FEDESTAL
- ⋄ UTILITY FEDESTAL
- ⋆ MOUNTAIN BELL FEDESTAL

**SURVEYOR'S CERTIFICATE-LOTS:**

I, Peter J. Siegmund, a professional land surveyor registered in the State of Colorado, certify that this plat of replat of COLUMBINE VILLAGE represents an accurate description of the location of the lot survey monuments which were found or set. This plat locates only the easements shown and does not determine the existence of, or locate any other easements or right-of-way either recorded or implied.

Peter J. Siegmund, Registered Land Surveyor \_\_\_\_\_ Date  
Colorado LS-19002

**NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within six 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.

SERVICE STUB LOCATIONS ARE APPROXIMATE LOCATIONS OF SERVICE MARKERS ONLY. OTHER UNMARKED SERVICES MAY EXIST. IDENTIFICATION AS WATER / SEWER IS ASSUMED. THESE SERVICES WERE LOCATED ON 8-22-86 BY PETER J. SIEGMUND

**CURVE DATA**

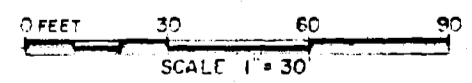
Curve	Delta	Radius	Chord	Chord Bearing	Tangent	Arc Length
A	102°18'48"	10.00	15.58	S37°52'06"W	12.42	17.86
B	73°51'03"	45.00	54.07	S52°05'59"E	33.82	58.00
C	19°15'35"	70.00	23.42	N05°32'40"E	-11.88	23.53
D	29°24'02"	220.00	111.66	N18°47'09"W	57.72	112.89
E	10°38'12"	70.00	12.98	S17°50'50"W	-6.52	13.00
F	17°09'15"	70.00	20.88	S21°06'21"W	10.54	29.46
G	43°15'34"	20.00	40.07	S13°03'12"W	20.91	40.63
H	17°20'01"	388.70	117.14	S12°14'35"E	59.25	117.59
I	120°19'24"	19.39	33.70	S30°38'45"E	34.04	40.44
J	90°00'00"	5.00	7.07	S44°01'30"W	5.00	7.85
K	90°00'00"	5.00	7.07	N15°58'30"W	5.00	7.85
L	73°51'03"	19.00	22.83	S52°05'59"W	14.28	21.49
M	90°00'00"	5.00	7.07	N29°49'33"W	5.00	7.85
N	90°00'00"	5.00	7.07	N60°10'27"E	5.00	7.85
O	19°15'35"	47.52	15.90	N06°15'47"E	8.06	15.97
P	29°24'02"	194.00	98.46	N18°47'09"W	50.90	99.55
Q	163°30'50"	2.95	5.83	N64°45'26"E	20.34	8.41
R	139°50'04"	1.10	2.06	S86°55'01"E	3.90	4.68
S	100°00'00"	44.00	8.16	S17°50'50"W	4.10	8.17
T	90°00'00"	5.00	7.07	S32°28'16"E	5.00	7.85
U	162°50'45"	5.00	8.89	S21°06'22"W	33.14	14.21
V	90°00'00"	5.00	7.07	S74°40'58"W	5.00	7.85
W	100°00'00"	4.00	8.00	S76°42'42"W	12.57	12.57

TIE - DATA

Tie No.	Bearing	Distance
1	S56°18'36"E	21.63'
2	N68°51'37"W	13.02'
AA	S00°59'30"E	26.00'
BB	N00°54'30"W	26.00'
DD	S60°19'01"E	26.00'
EE	S76°42'42"W	12.00'

**LEGEND**

- ⊙ Indicates Mesa County Brass Cap
- ⊙ Indicates 5/8" Rebar and Monument Cap Set in Concrete by Parasol Engineering
- ⊙ 2-Foot No. 5 Rebar with a Yellow Cap Marked "PLS 19002" at Lot Corners - to be Set After Utilities and Roadway Construction
- N.T. Non-Tangent



R = 150.00'  
Δ = 09°33'37"  
L = 25.03'  
T = 12.54'  
CH = 25.00'  
N 73°52'12"E

- MAIN LINE WATER VALVE
- CURB STOP
- IRRIGATION WATER VALVE
- FIRE HYDRANT

AS BUILT WATER, IRRIGATION, AND SEWER DRAWN MAY 16, 1984 - M.L. SCHUMANN  
NICHOLS ASSOCIATES, INC.  
776 HORIZON DRIVE  
GRAND JUNCTION, COLORADO

REPLAT OF COLUMBINE VILLAGE  
A REPLAT OF LOT 25, BLOCK NINE OF THE RIDGES, FILING NO. SIX

BECK, SHRUM AND ASSOCIATES, INC.  
PUEBLO BELLY EAST, 215 PITHMAN, SUITE 203  
GRAND JUNCTION, COLORADO 81501  
(970) 241-1007