

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1838375 03/24/98 0420PM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 116

DRAWER NO FF 34

FEE \$ 10⁰⁰ 1⁰⁰

NAME OF PLAT Rex Townhome Plat

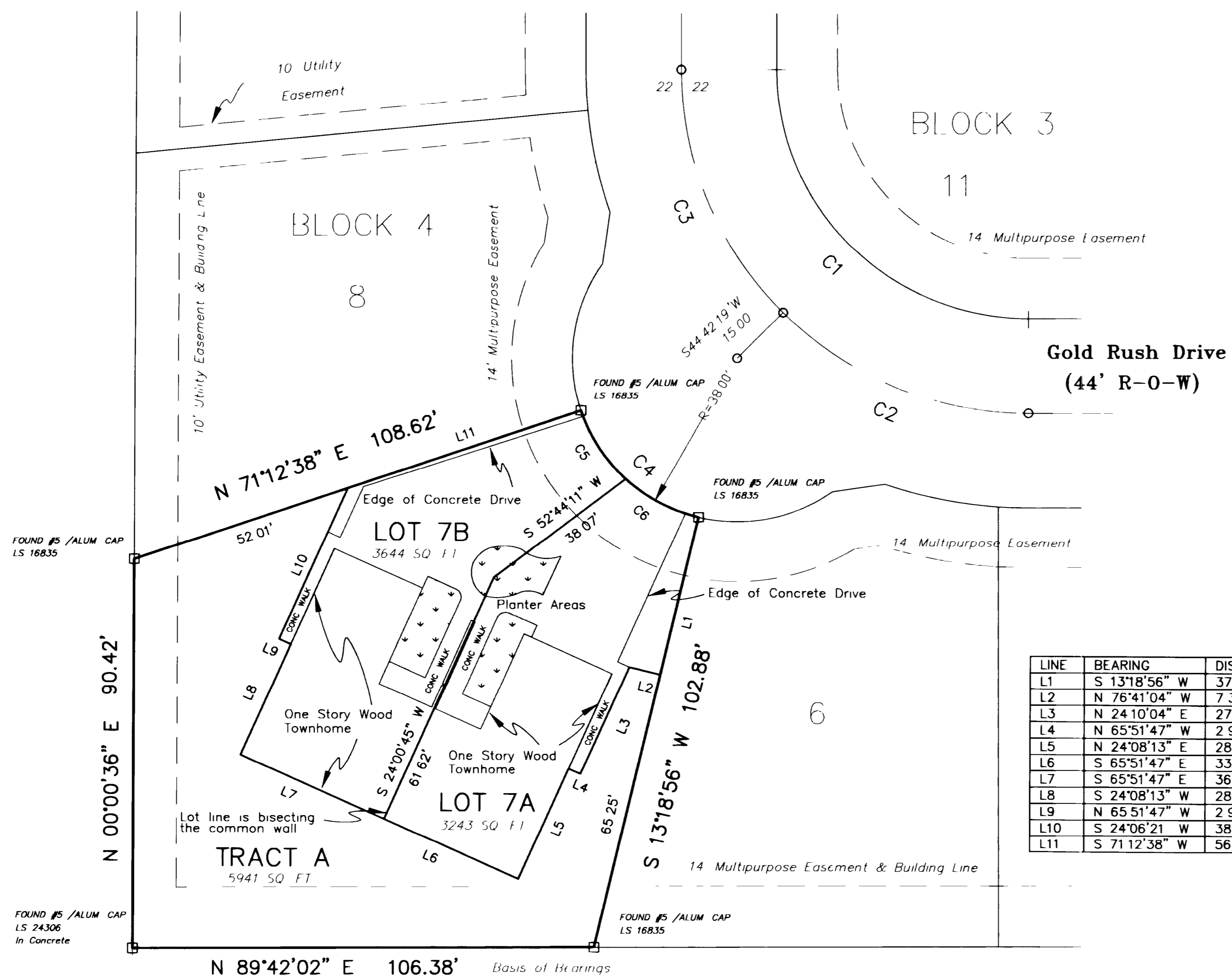
OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

R. Rex Teneyck
Teneyck R Rex

REX TOWNHOME PLAT

A REPLAT OF LOT 7, BLOCK 4, COMSTOCK ESTATES, FILING NO. ONE CITY OF FRUITA, MESA COUNTY, COLORADO

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	58.00'	91.11'	82.02'	S 45°17'41" E	90°00'00"	58.00'
C2	80.00'	62.83'	61.23'	S 67°47'41" E	45°00'00"	33.14'
C3	80.00'	62.83'	61.23'	S 22°47'41" E	45°00'00"	33.14'
C4	38.00'	38.40'	38.78'	S 47°44'13" E	57°53'42"	21.02'
C5	38.00'	19.20'	19.00'	S 33°15'47" E	28°56'51"	9.81'
C6	38.00'	19.20'	19.00'	S 62°12'39" E	28°56'51"	9.81'



LINE	BEARING	DISTANCE
L1	S 13°18'56" W	37.63'
L2	N 76°41'04" W	7.30'
L3	N 24°10'04" E	27.30'
L4	N 65°51'47" W	2.99'
L5	N 24°08'13" E	28.20'
L6	S 65°51'47" E	33.94'
L7	S 65°51'47" E	36.36'
L8	S 24°08'13" W	28.20'
L9	N 65°51'47" W	2.99'
L10	S 24°06'21" W	38.52'
L11	S 71°12'38" W	56.61'

GENERAL NOTES

Basis of Bearings is the South Boundary of Comstock Estates Filing No One, as recorded in Book 15, Page 381, 382, Reception No 1809218. Said line bears S 89° 42' 02" W between monuments as noted on the survey. Easements are from Comstock Estates Filing One. Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

The declaration of Covenants and Restrictions are recorded in Book 2418, and Pages 272 through 274, Mesa County Records.

SURVEYOR'S CERTIFICATION

I, Patrick R Green hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the REX TOWNHOME as laid out, platted, dedicated and shown hereon that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

Certified this 20th day of MARCH, 1998

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of the SE 1/4 of the SE 1/4 of Section 7, T1N, R2W, Ute Meridian, Town of Fruita, as recorded in Book 15, Page 381, 382, of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

LOT 7, BLOCK 4, COMSTOCK ESTATES FILING NO ONE

That said owners have caused said real property to be laid out and surveyed as REX TOWNHOME, a townhome plat of a part of Mesa County, State of Colorado

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 20th day of MARCH, 1998

Said parcel containing 12828 Square Feet, as described

Executed this 20th day of MARCH, 1998

for R Rex Construction Inc

by R Rex Inc
title President

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by R Rex Inc this 20th day of MARCH, A.D., 1998
Witness my hand and official seal

Debra L Cooper
Notary Public



My Commission Expires 8/27/2001

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of REX TOWNHOME Signed this 20th day of MARCH, 1998

for Bank of Grand Junction

by Melissa M House
title Vice President

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Melissa M House this 20th day of MARCH, A.D., 1998
Witness my hand and official seal

Melissa M House
Notary Public

My Commission Expires 9/23/01

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this 23rd day of MARCH, 1998

Chairman John A. Baldwin, Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 4:20 o'clock P.M. March 24th, A.D., 1998, and was duly recorded in Plat Book No 16, Page No 116, Reception No 1838375, Drawer No FF 34, Fees \$10.00

Monika Todd
Clerk and Recorder
By Janice K Ferguson
Deputy

Building Setbacks

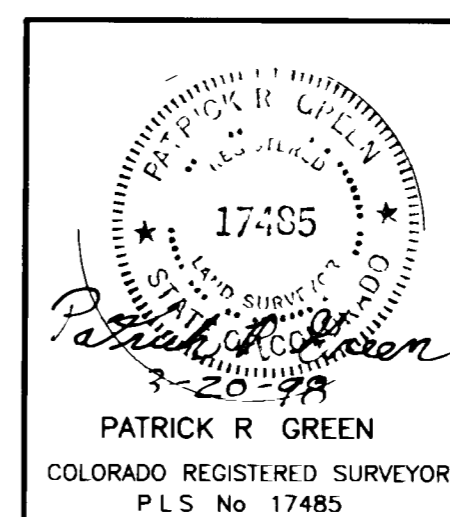
Front Yard	=	25 feet from front property line
Rear Yard	=	8 feet from rear property line
Side Yard	=	8 feet from each side lot line

AREA SUMMARY

Lot 7A	=	3,243 SQ FT	25.3%
Lot 7B	=	3,644 SQ FT	28.4%
TRACT A	=	5,941 SQ FT	46.3%
TOTAL	=	12,828 SQ FT	100.0%

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.

- ### LEGEND
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND CENTERLINE MONUMENT LS 16835
 - FOUND REBAR, AS NOTED
 - (M) MEASURED DISTANCE
 - (R) RECORD MEASUREMENT
 - ⊕ SET DISC 17485 IN CONCRETE
 - SET ALUMINUM CAP ON No 5 REBAR, PLS 17485 IN CONCRETE PER CRS-38-51-105
 - ∇ PLANTER AREAS



REX TOWNHOME PLAT

A REPLAT OF LOT 7, BLOCK 4,
COMSTOCK ESTATES, FILING NO ONE

LANDesign

ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO 98010	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE FEB 1998	RM / SKA	SKA		1	1