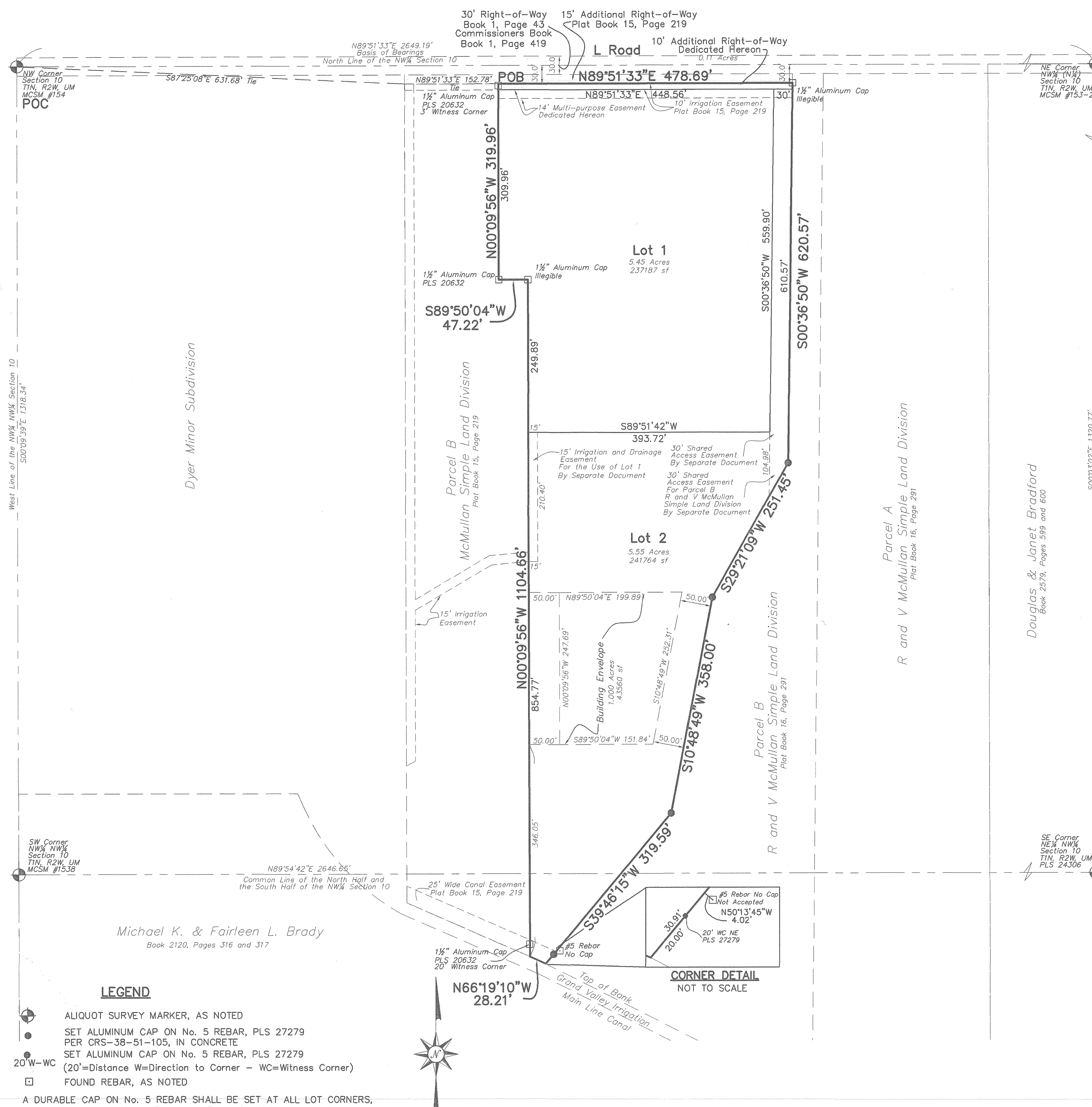


# CASSIDY SUBDIVISION A REPLAT OF OF PARCEL A OF MCMULLAN SIMPLE LAND DIVISION IN THE NW1/4 SECTION 10, T1N, R2W, UTE MERIDIAN



**LEGEND**  
● ALIQUOT SURVEY MARKER, AS NOTED  
● SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279  
● PER CRS-38-51-105, IN CONCRETE  
● SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279  
20'W-WC (20'=Distance W=Direction to Corner - WC=Witness Corner)  
□ FOUND REBAR, AS NOTED  
A DURABLE CAP ON No. 5 REBAR SHALL BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105

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.

SCALE: 1"=100'

AREA SUMMARY		
LOTS	= 11.00 Acres	99.01%
ROAD ROW	= 0.11 Acres	0.99%
TOTAL	= 11.11 Acres	100.00%

### DEDICATION

That the undersigned Chris A. Cassidy and Susan L. Cassidy, are the owners of that real property located in the Northwest Quarter (NW1/4) of Section 10, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being Parcel A of McMullan Simple Land Division, as shown on plat recorded in Plat Book 15, Page 219, Mesa County records, and being more particularly described as follows: Warranty Deed Book 2484, Page 675.

Commencing at the Northwest corner of said Section 10, whence the Northeast corner of the NW1/4 Section 10 bears North 89 degrees 51 minutes 33 seconds East, a distance of 2649.19 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 87 degrees 25 minutes 08 seconds East, a distance of 631.68 feet to the Northwest corner of Parcel B, said McMullan Simple Land Division; thence North 89 degrees 51 minutes 33 seconds East, a distance of 152.78 feet, along the North line of said Parcel B, McMullan Simple Land Division to the POINT OF BEGINNING; thence North 89 degrees 36 minutes 50 seconds West, a distance of 478.69 feet; thence South 00 degrees 21 minutes 09 seconds West, a distance of 251.45 feet; thence South 10 degrees 48 minutes 49 seconds West, a distance of 319.59 feet; thence South 39 degrees 19 minutes 15 seconds West, a distance of 319.59 feet; thence North 66 degrees 09 minutes 55 seconds West, a distance of 28.21 feet; thence North 00 degrees 09 minutes 04 seconds West, a distance of 47.22 feet; thence North 00 degrees 09 minutes 56 seconds West, a distance of 319.96 feet to the POINT OF BEGINNING.

Said parcel containing an area of 11.11 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as CASSIDY SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby offer the rights-of-way for streets and roads as a dedication to the public in fee simple interest. The cost of any pavement or other improvements within these rights-of-way shall not be the responsibility of Mesa County. Easements designated by use on this plat shall be reserved for the public benefit as perpetual easements and subject to only those uses so designated. All such easements shall include the right of installation, operation, and maintenance of all designated uses in a reasonable and prudent manner and shall more specifically include the right to trim or remove trees and brush with a perpetual right of ingress and egress to said easement.

Restrictions appurtenant to each lot shown hereon:  
1. The home must be built on site, commonly referred to as a "stick built home".  
2. The building envelope will not be located anywhere other than as shown hereon.  
3. All new utilities to herein described property will be located underground. No overhead utilities will be allowed.

Property owner hereby declares all lienholders of record are shown hereon.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 16th day of April, A.D., 2008

By: Chris A. Cassidy By: Susan L. Cassidy

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Chris A. Cassidy, this 16th day of April, A.D., 2008  
Witness my hand and official seal:

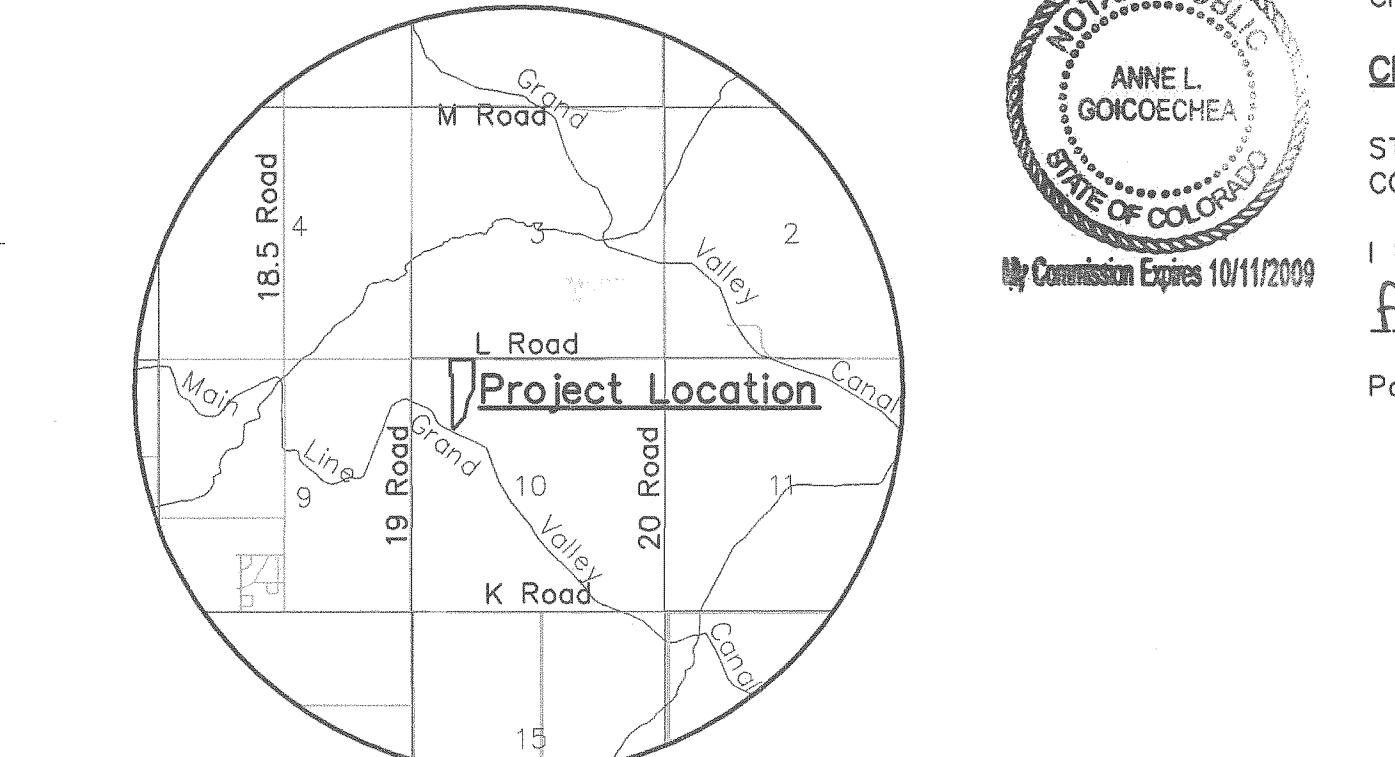
Anne L. Goicoechea  
Notary Public  
My Commission Expires 10/11/09

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Susan L. Cassidy, this 16th day of April, A.D., 2008  
Witness my hand and official seal:

Anne L. Goicoechea  
Notary Public  
My Commission Expires 10/11/09



### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of CASSIDY SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 29th day of April, 2008

### GENERAL NOTES:

Basis of bearings is the North Line of the NW1/4 Section 10 which bears North 89 degrees 51 minutes 33 seconds East, a distance of 2649.19 feet, established by observation of the MCCPS control network. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Easement and title documents (schedules A&B) provided by Abstract & Title CO. of Mesa County, Inc. - Title Policy No. 009210136 C, dated June 5, 2007.

Note: 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 \_\_\_\_\_ Page \_\_\_\_\_ Mesa County Records.

All lined units shown hereon in U.S. Survey feet.

### NOTES REQUIRED BY COUNTY:

Pursuant to C.R.S. 24-68-101 et seq., and Chapter 1.10 of the Mesa County Land Development Code, a site specific development plan has been approved by Mesa County 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.

The 30.00 foot shared Access Easement and 15.00 foot Irrigation and Drainage Easement shown hereon across Lot 2 are hereby reserved for use by future owners upon the sale of either lot.

NOTICE: This development is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to CRS 35-3.5-101.

### 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 CASSIDY SUBDIVISION. Signed this 16th day of April, 2008

By: Jeremiah Williams title: ASSISTANT VICE PRESIDENT  
for: WACHOVIA MORTGAGE FSB FKA WOULD SAVINGS BANK, FSB

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jeremiah Williams  
title ASSISTANT VICE PRESIDENT for WACHOVIA MORTGAGE, FSB  
this 16th day of April, A.D., 2008

Witness my hand and official seal:  
Valeria Mendi  
Notary Public  
My Commission Expires 2-20-2011

Valeria Mendi  
Notary Public  
My Commission Expires 2-20-2011

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Accepted this 29th day of April, A.D., 2008, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman: Janet Rauland  
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:08 o'clock P.M., April 29th, A.D., 2008, and was duly recorded in Book 4654, Page No. 154 Reception No. 2436975 Drawer No. VV-104 Fees: \$10.00

Janice Rich  
Clerk and Recorder

By: Ginny Baughman  
Deputy  
Mesa County Planning Number: 2005-046 FN1

**CASSIDY SUBDIVISION**  
A REPLAT OF PARCEL A OF MCMULLAN SIMPLE LAND DIVISION IN THE NW1/4 SECTION 10, T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 07-221	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: April, 2008	dc/lj	rsk	skw	1	1