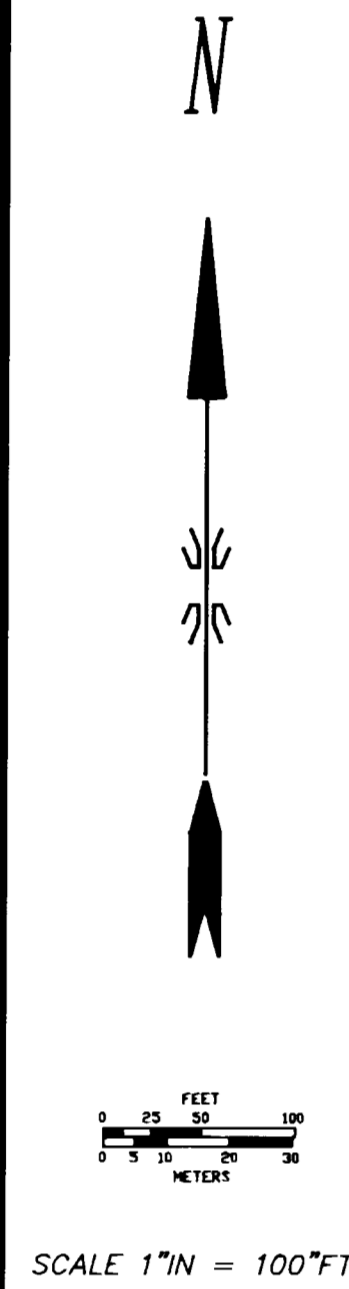
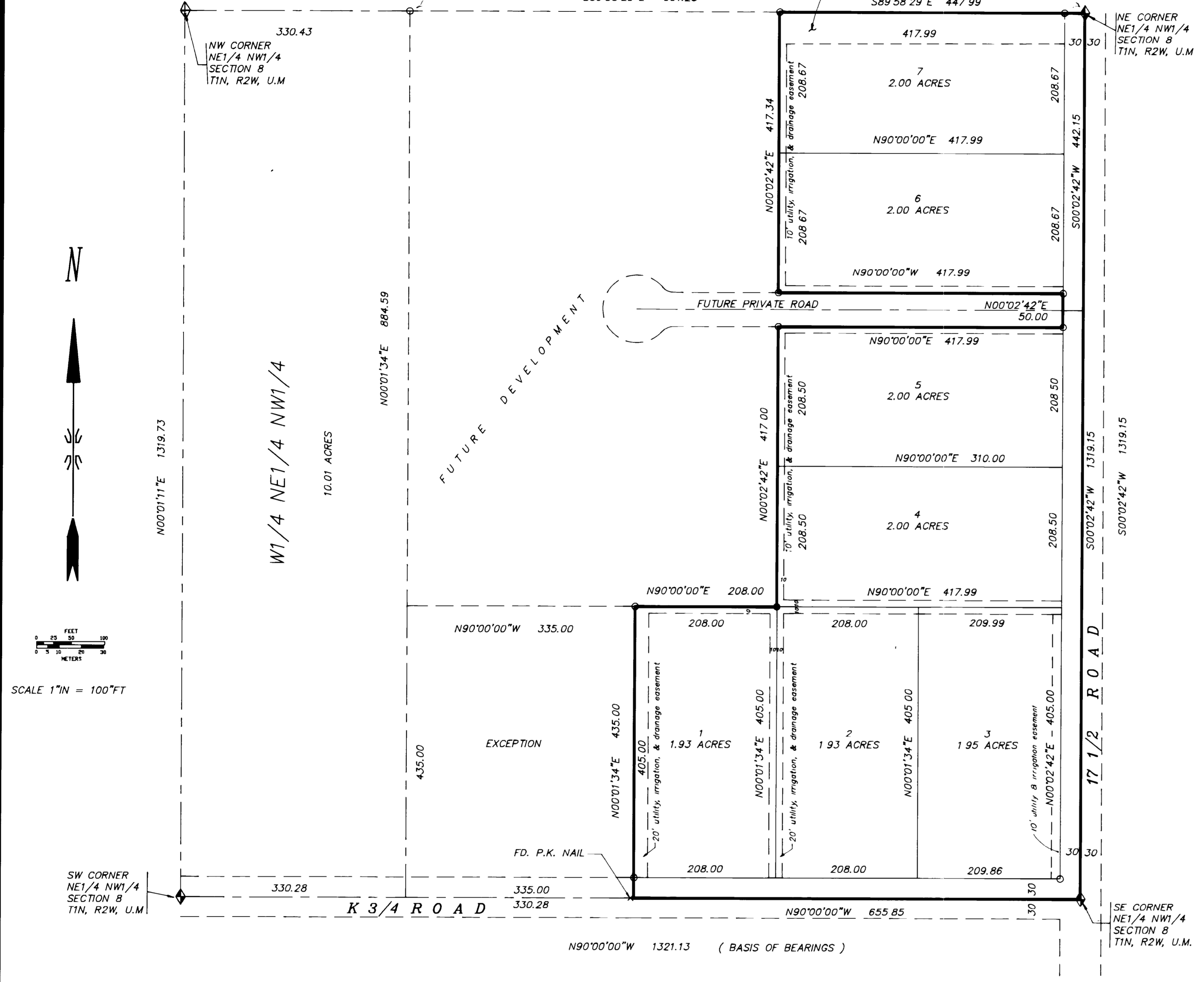


MONUMENT ACRES SUBDIVISION



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP
  - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
  - ⊥ SET NO. 5 X 2 0 FT. RE-BAR AT ALL LOT CORNERS
  - ◆ FOUND MESA COUNTY BRASS CAP
  - ⊕ SURVEY ORIENTED WITH FOUND MONUMENTS
  - ◆ SET 3/2" BRASS CAP ON 3" IRON PIPE IN CONG

**MINIMUM BUILDING SETBACK REQUIREMENTS**

Front (inc. private roads)	30 ft.
Side	25 ft
Rear	220 ft

**AREA SUMMARY**

Area in in Lots	13.81 Acres
Area in Dedicated R.O.W.	1.35 Acres
<b>TOTAL</b>	<b>15.16 Acres</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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, JACK D. McLAUGHLIN and CHARLES D. WINMAN are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1592 at Page 514 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 NW1/4 Section 8, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at SE corner of the NE1/4 NW1/4 Section 8, Township 1 North, Range 2 West, Ute Meridian, and considering the South line of the NE1/4 NW1/4 Section 8 to bear N90°00'00"W and all bearings contained herein to be relative thereto; thence N90°00'00"W 655.85 feet along the South line of the NE1/4 NW1/4 Section 8 to the SE corner of that parcel of land described in Book 1442 Page 550 of the Mesa County Clerk and Recorders Office; thence N00°01'34"E 435.00 feet to the NE corner of that parcel of land described in Book 1442 page 550; thence N90°00'00"E 208.00 feet, thence N00°02'42"E 417.00 feet, thence N90°00'00"E 417.99 feet to the right-of-way for 17 1/2 Road; thence N00°02'42"E 50.00 feet; thence N90°00'00"W 417.99 feet; thence N00°02'42"E 471.34 feet to the North line of the NE1/4 NW1/4 Section 8, thence S89°58'29"E 447.99 feet to the NE corner of the NE1/4 NW1/4 Section 8; thence S00°02'42"W 1319.15 feet to the point of beginning, containing 15.167 Acres as described, BEING SUBJECT TO the rights-of-way for 17 1/2 Road and K 3/4 Road.

That said owners have caused the said real property to be laid out and surveyed as MONUMENT ACRES, a subdivision of a part of Mesa County, 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 May 21 day of May, A.D., 1992.

Jack D. McLaughlin  
JACK D. McLAUGHLIN

Charles D. Winman  
CHARLES D. WIMAN

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, A.D., 1992, by JACK D. McLAUGHLIN and CHARLES D. WINMAN

Glenn  
My commission expires:

Glenn Payne  
Notary Public  
Address 201 North Ave. 87 26 8101

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 2:23 o'clock PM this 11th day of September, A.D., 1992, and is duly recorded in Plat Book No. 13, Page 447.

Draven JTB  
by Alencia L. French  
Chief Deputy, COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21 day of June, A.D., 1992, County Planning Commission of the County of Mesa, Colorado.

Maedje  
Chairman

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

Approved this 11 day of September, A.D., 1992, Board of County Commissioners of the County of Mesa, Colorado

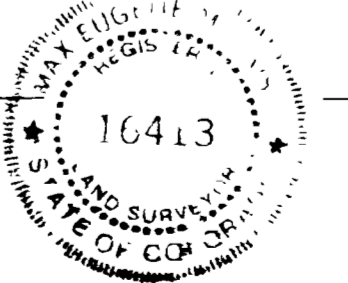
William B. Simons  
Chairman

**SURVEYOR'S CERTIFICATE**

I, Max E. Morris, certify that the accompanying plat of MONUMENT ACRES, 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  
Registered Professional Land Surveyor L.S. 16413

6/6/92  
Date



**UTILITIES COORDINATING COMMITTEE**

Approved this 13<sup>th</sup> day of JUNE, 1992

Richard S. Miller  
Chairman

**MONUMENT ACRES SUBDIVISION**  
SITUATED IN THE  
NE1/4 NW1/4 SEC. 8, T1N, R2W, U.M.