

WEDDING CANYON ESTATES

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Harold M and Mary E Barnett, are the owners of a parcel of land situated in Section 33 and Section 28, Township 1 North, Range 2 West of the Ute Meridian as recorded at Book 1890 Page 879 & 880 Mesa County Records; being more particularly described as a result of survey as follows:

Beginning at the Northwest Corner of said Section 33 (which is a GLO brass cap), whence the West one quarter Corner of said Section 28 (which is a found stone) bears N00°14'00"E 2626.30 feet (for a Basis Of Bearings), thence N00°14'00"E 916.17 feet, thence N89°34'10"E 731.11 feet, thence S15°39'20"E 949.57 feet to intersect the North line of the NW1/4 said Section 33, thence S13°33'39"W 1022.43 feet to intersect the North right-of-way line of Highway 340, thence along said North right-of-way line N66°09'21"W 818.10 feet to intersect the West line of the NW1/4 said Section 33, thence N00°16'02"W 655.91 feet along the West line of the NW1/4 said Section 33 to the Point Of Beginning, Mesa County, Colorado

That said owners have caused the said real property to be laid out and surveyed as WEDDING CANYON ESTATES, Mesa County, Colorado

That said owners do hereby set apart areas designated as private roads for the exclusive use of the individual landowners and homeowners association for the perpetual right of ingress and egress, together with perpetual right of ingress and egress in the easements adjacent to said streets and roads for the purpose of maintenance and future construction; and hereby 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 subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY

Protective Covenants recorded at Book 2103 Page 371-377

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 7th day of OCTOBER A D 1994

Harold M. Barnett
Harold M Barnett
Mary E Barnett
Mary E Barnett

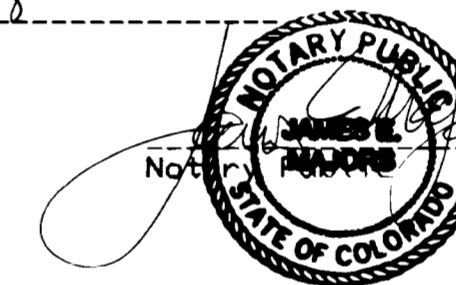
STATE OF COLORADO)
) ss

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of October, 1994

My commission expires: 4-20-98

WITNESS MY HAND AND OFFICIAL SEAL



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:50 o'clock P. M., this 13th day of December A D 1994 and is duly recorded as Reception Number 1703690 in Plat Book 74, Page 310 through inclusive

Monika Todd Clerk and Recorder 4.00 Fees
Jaime Masten Deputy
Waver AA100 Covenants, Conditions and Restrictions recorded in Book 2103, Page 371-377, Reception Number 697289, Date 10-6-94

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 6th day of December A D 1994, Board of County Commissioners of Mesa County, Colorado

John Gault
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 13th day of December A D 1994, County Planning Commission of Mesa County, Colorado

Paul Stamp
Chairperson

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of WEDDING CANYON ESTATES a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
10-07-94
Date

Date

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	57.50'	54.38'	N 33°18'41" W	65°53'19"	32.40'
C2	70.00'	74.31'	70.87'	N 30°38'40" W	60°49'19"	41.09'
C3	50.00'	104.00'	86.24'	S 59°21'20" E	119°10'41"	85.19'
C4	20.00'	17.45'	16.90'	S 36°03'29" W	49°59'41"	9.33'
C5	50.00'	79.41'	71.32'	N 56°33'32" E	90°59'48"	50.88'
C6	50.00'	62.23'	58.29'	S 42°17'12" E	71°18'43"	35.87'
C7	50.00'	62.65'	58.33'	S 29°16'01" W	71°47'41"	36.19'
C8	50.00'	40.04'	38.98'	N 88°06'26" E	45°53'09"	21.17'
C9	20.00'	17.45'	16.90'	N 86°03'10" E	49°59'41"	9.33'
C10	50.00'	87.31'	76.76'	N 63°42'09" E	100°17'00"	59.89'
C11	50.00'	69.57'	64.09'	N 26°17'51" W	79°43'00"	41.74'
C12	20.00'	17.45'	16.90'	N 38°33'30" E	49°59'41"	9.33'
C13	50.00'	34.65'	33.97'	S 43°42'00" W	39°42'41"	18.06'
C14	50.00'	157.08'	100.00'	S 66°09'21" E	180°00'00"	N/A
C15	50.00'	52.60'	50.21'	N 06°17'42" E	60°16'41"	29.03'
C16	20.00'	17.45'	16.90'	S 11°26'12" E	49°59'41"	9.33'

AREA SUMMARY

AREA IN LOTS	- 33.93 ACRES	96.9%
AREA IN RIGHT-OF-WAY	- 1.09 ACRES	3.1%
TOTAL AREA	- 35.02 ACRES	100.0%

CENTERLINE OF DRAINAGE EASEMENT

LINE#	BEARING	DISTANCE
L1	S 88°06'25" W	152.11'
L2	S 12°57'13" V	178.09'
L3	S 38°14'15" V	220.92'
L4	S 12°43'11" V	204.06'
L5	S 35°29'27" W	267.15'
L6	S 07°53'04" E	314.67'
L7	N 13°33'39" E	50.00'
L8	N 13°33'39" E	60.35'
L9	N 03°48'58" E	67.70'
L10	N 36°08'00" W	218.20'
L11	N 00°16'01" V	155.91'
L12	N 39°50'50" E	237.84'
L13	N 48°13'55" E	283.58'
L14	N 40°08'10" E	238.41'
L15	N 74°34'10" E	177.42'
L16	N 00°34'46" V	323.03'
L17	N 42°40'09" E	69.85'
L18	N 15°39'20" V	105.93'

GENERAL NOTES

- TITLE INFORMATION FROM CLIENT AND MESA COUNTY RECORDS.
- BASIS OF BEARINGS BETWEEN A GLO BRASS CAP FOR THE NW CORNER SECTION 33 AND A STONE MONUMENT FOR THE EAST 1/4 CORNER SECTION 28, T1N, R2W, U.M., BEARING = N00°14'00"E 2626.30 FEET (AS PER DENNIS JOHNSON L.S. 16835 MAP DEPOSITED WITH MESA COUNTY LAND RECORDS)
- BASIS OF ELEVATION IS DERIVED FROM USCGS BM "CC-5", DATED 1934
- ALL EASEMENTS ARE MULTI-PURPOSE EASEMENTS UNLESS OTHERWISE NOTED
- SANITARY SEWER WILL BE INDIVIDUAL SEPTIC DISPOSAL SYSTEMS
- MINIMUM BUILDING SETBACKS FROM FRONT, REAR, AND SIDE LOT LINES ARE 50'
- MAINTENANCE AND OPERATION OF PRIVATE ROADWAYS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION

LEGEND

- ⊙ - GLO ALUMINUM CAP & PIPE
- - FOUND STONE MONUMENT
- ⊙ - FOUND 5/8" REBAR IN CONC-L S 16835
- ⊙ - SET 5/8" REBAR IN CONC-L S 18469
- T - SET REBAR & CAP AT LOT CORNERS- L S 18469



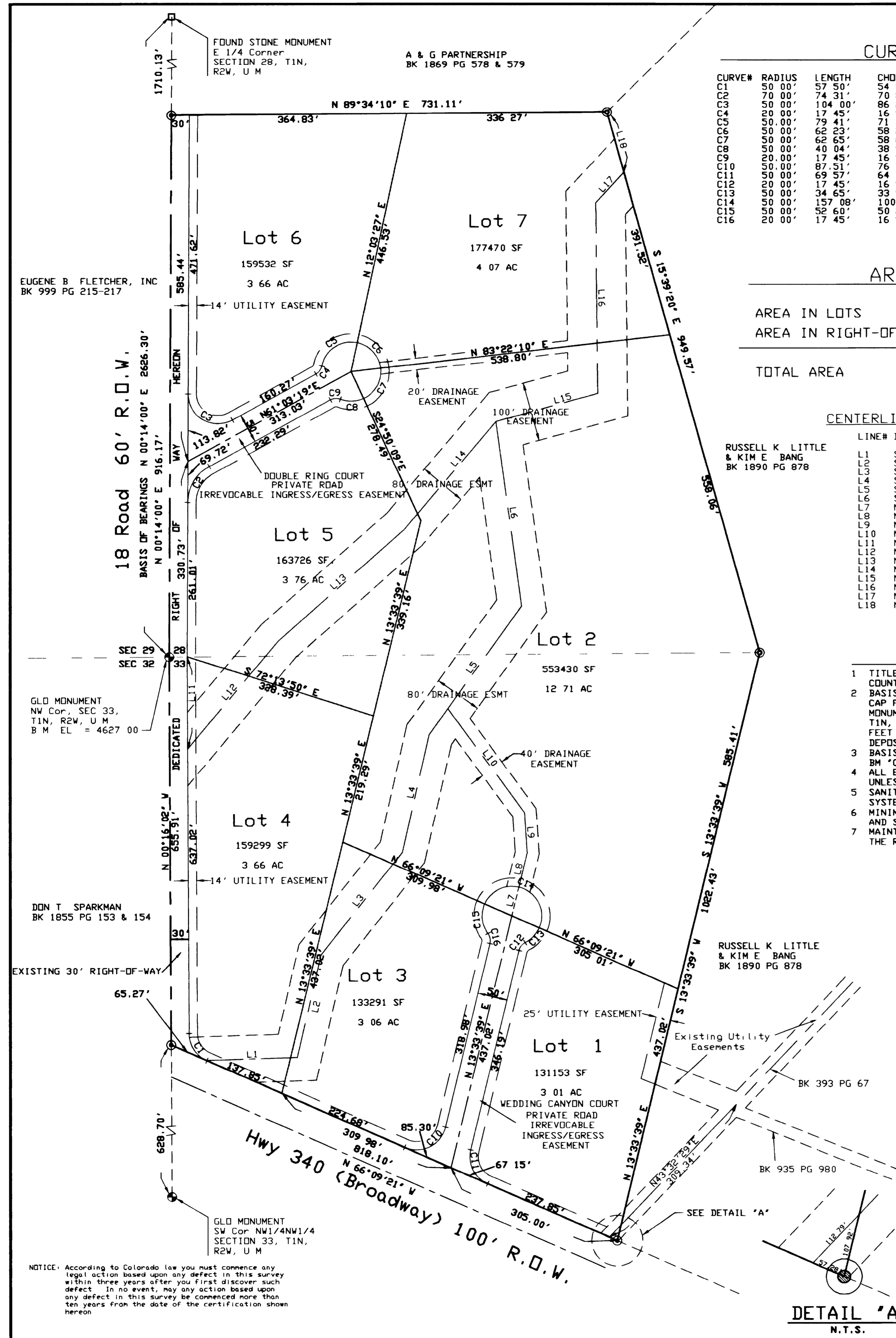
SCALE: 1" = 100'



RIGHT-TO-FARM

THIS SUBDIVISION 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

DETAIL "A"
N.T.S.



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 hereon.

C:\E:\MESA\WC_21_4_37_1_29.DWG 11/19/94 ROLLAND ENGINEERING

	WEDDING CANYON ESTATES LOCATED-NW1/4 Section 33 and SW1/4 Section 28, T1N, R2W, U.M., Mesa County, Colorado			
	Designed NDU Drawn CFD	Checked RAM Date 6/94	VC-PLAT.DWG REV 10/7/94	Sheet 1 Of 1