

WEDDING CANYON ESTATES II

A REPLAT OF WEDDING CANYON ESTATES

LEGEND

- ⊙ - GLO ALUMINUM CAP & PIPE
- - FOUND STONE MONUMENT
- ⊙ - FOUND 5/8" REBAR IN CONC.-L.S.16835
- ⊙ - FOUND 5/8" REBAR IN CONC.-L.S. 18469
- ⊥ - CALCULATED POSITION

NOTE: ALL EXTERIOR CORNER MONUMENTS HAVE CONCRETE PLACED AROUND THEM.



SCALE: 1" = 100'

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	104.00'	86.24'	S 59°21'20" E	119°10'41"	85.19'
C2	70.00'	74.31'	70.87'	N 30°38'40" E	60°49'19"	41.09'
C3	20.00'	16.69'	16.21'	N 37°08'39" E	47°49'21"	8.87'
C4	50.00'	240.55'	67.14'	S 28°56'41" E	275°38'43"	45.30'
C5	50.00'	77.51'	69.98'	N 57°38'42" E	88°49'28"	48.98'
C6	50.00'	62.23'	58.29'	S 42°17'12" E	71°18'43"	35.87'
C7	50.00'	62.65'	58.63'	S 29°16'01" W	71°47'41"	36.19'
C8	50.00'	38.15'	37.23'	S 87°01'16" W	43°42'50"	20.06'
C9	20.00'	16.69'	16.21'	S 84°58'00" W	47°49'21"	8.87'
C10	50.00'	87.51'	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'	16.69'	16.21'	N 37°28'20" E	47°49'21"	8.87'
C13	50.00'	32.76'	32.18'	N 42°36'50" E	37°32'21"	16.99'
C14	50.00'	157.08'	100.00'	N 66°09'21" E	180°00'00"	N/A
C15	50.00'	50.71'	48.56'	S 05°12'32" E	58°06'22"	27.78'
C16	50.00'	240.55'	67.14'	S 76°26'21" E	275°38'43"	45.30'
C17	20.00'	16.69'	16.21'	S 10°21'02" E	47°49'21"	8.87'

NOTES REQUIRED BY MESA COUNTY PLANNING DEPARTMENT:

Any lots in WEDDING CANYON ESTATES II may require an engineered Individual Sewage Disposal System (ISDS) in order to meet the requirements of the Mesa County Health Department.

Pursuant to C.R.S. §24-68-101 et seq., and Chapter 1.10 of the 2000 Mesa County Land Development Code, a site specific development plan has been approved by Mesa County for Wedding Canyon Estates II Subdivision and shall result in a vested right.

RIGHT-TO-FARM NOTICE

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue pursuant to CRS §35-3.5-101 et seq.

CENTERLINE OF DRAINAGE EASEMENT

LINE#	BEARING	DISTANCE
L1	N 88°06'25" E	152.11'
L2	N 12°57'13" E	178.09'
L3	N 38°14'15" E	220.92'
L4	N 12°43'11" E	204.06'
L5	N 35°29'27" E	267.15'
L6	N 07°53'04" W	314.67'
L7	N 13°33'39" E	50.00'
L8	N 13°33'39" E	60.35'
L9	N 03°48'58" W	67.70'
L10	N 06°08'00" W	218.20'
L11	N 00°16'02" W	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" W	323.03'
L17	N 42°40'09" E	69.85'
L18	N 15°39'20" W	105.93'

WATERLINE EASEMENT

LINE#	BEARING	DISTANCE
L19	N 13°33'39" E	30.49'
L20	N 66°09'21" W	262.34'
L21	N 66°09'21" W	76.69'
L22	N 66°09'21" W	203.41'
L23	S 88°41'07" W	37.64'
L24	S 23°50'39" W	14.00'
L25	S 66°09'21" E	189.62'

UTILITY EASEMENT

LINE#	BEARING	DISTANCE
L26	S 13°33'39" W	165.98'
L27	N 68°02'08" W	25.27'
L28	N 13°33'39" E	166.82'
L29	S 66°09'21" E	25.41'

AREA SUMMARY

DESCRIPTION	ACRES	PERCENT
LOTS	32.69	96.35%
DEDICATED R.O.W. (MESA COUNTY)	1.24	3.65%
TOTAL	33.93	100.00%

GENERAL NOTES

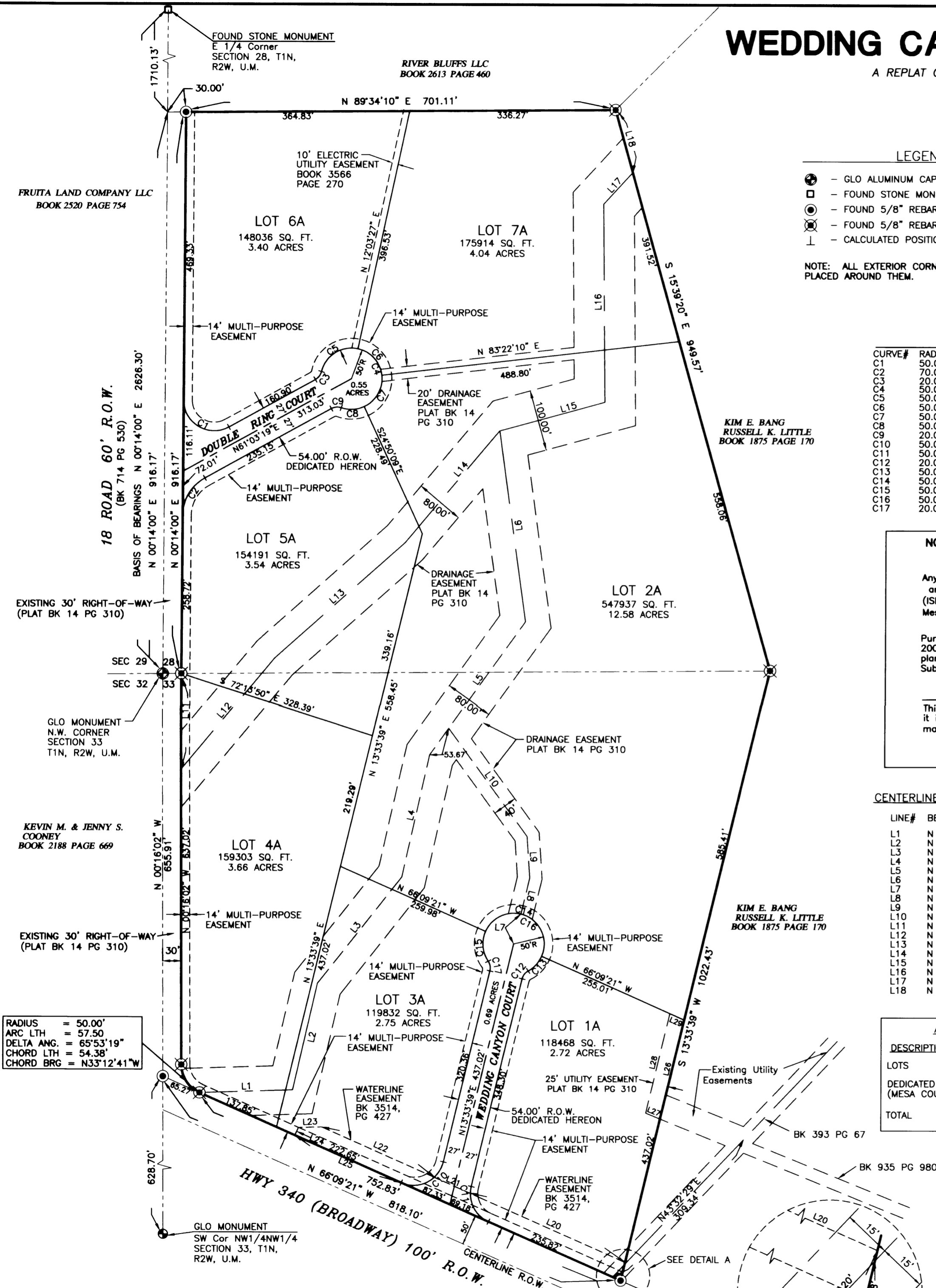
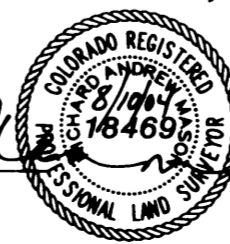
- Basis of bearings is between a GLO Brass Cap for the N.W. Corner of Section 33 and a Stone Monument for the East 1/4 Corner of Section 28, T1N, R2W, of the Ute Meridian, Bearing = N00°14'00"E 2626.30, as per Wedding Canyon Estates, Plat Book 14 Page 310.
- The general purpose of this replat is to convert the private roads shown on the plat of "Wedding Canyon Estates" to public right-of-way, for public streets dedicated to Mesa County together with adjoining multi-purpose easements that supersede the utility easements shown on "Wedding Canyon Estates".

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of WEDDING CANYON ESTATES II, 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
Registered Professional Land Surveyor
P.L.S. No. 18469

Date Aug 10, 2004



KIM E. BANG
RUSSELL K. LITTLE
BOOK 1875 PAGE 170

KIM E. BANG
RUSSELL K. LITTLE
BOOK 1875 PAGE 170

KEVIN M. & JENNY S.
COONEY
BOOK 2188 PAGE 669

RADIUS = 50.00'
ARC LTH = 57.50'
DELTA ANG. = 65°53'19"
CHORD LTH = 54.38'
CHORD BRG = N33°12'41" W

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.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jantare's Wedding Canyon Estates, LLC, a Colorado Limited Liability Company, W. Douglas Kurtz, Linda J. Kurtz, Timothy T. Farr 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 in Book 3564 at Page 949, Book 3564 at Page 950, Book 3679 at Page 418, and in Book 3707 at Page 436, and being more particularly described as follows:

Wedding Canyon Estates as recorded in Plat Book 14 at Page 310.

That said owners have caused the said real property to be laid out and surveyed as Wedding Canyon Estates II Mesa County, Colorado.

That said owners do hereby dedicate and set apart for the use of the public the following:

All Streets and Right-of-Ways to Mesa County for the use of the public forever.

All multi-purpose easements to Mesa County and the public utilities for the use as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, irrigation lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All easements include the right of ingress and egress on, along, over, under, through and across by the grantee, its successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided, however, that the grantee/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That there are no lien holders of record.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this First day of September A.D. 2004.

Terry L. Johnson
By Terry L. Johnson, for Jantare's Wedding Canyon Estates, LLC
Janet M. Johnson
By Janet M. Johnson, for Jantare's Wedding Canyon Estates, LLC

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this First day of September A.D. 2004.

My commission expires: 09/08/2006

WITNESS MY HAND AND OFFICIAL SEAL.

James E. Malone
Notary Public



IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 17 day of September A.D. 2004.

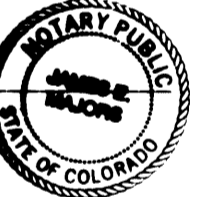
W. Douglas Kurtz
W. Douglas Kurtz
Linda J. Kurtz
Linda J. Kurtz

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 17 day of September A.D. 2004.

My commission expires: 09/08/2006

WITNESS MY HAND AND OFFICIAL SEAL.

James E. Malone
Notary Public



IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15 day of September A.D. 2004.

Timothy T. Farr
Timothy T. Farr
Jean M. Farr
Jean M. Farr

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 15 day of September A.D. 2004.

My commission expires: 09/08/2006

WITNESS MY HAND AND OFFICIAL SEAL.

James E. Malone
Notary Public



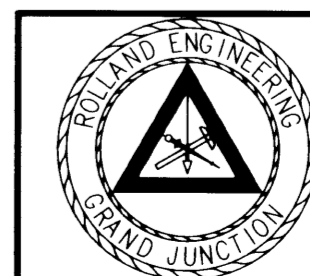
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 1:47 o'clock P.M., this 30th day of September A.D. 2004 and is duly recorded as Reception Number 2216813 in Plat Book 3749, Page 593
Drawer No. PP-120
Janice Ward Clerk and Recorder
Binny Baughman Deputy
Fees 10.00 + 1.00

First amended Covenants, Conditions and Restrictions recorded in Book 3530, Page 473, Reception Number 2159698, Dated 11-18-03.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 10 day of Sept A.D. 2004, Board of County Commissioners of Mesa County, Colorado.

Richard B. Senora
Chairperson



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: D:\2036\2036REPLAT.DWG			
WEDDING CANYON ESTATES II			
A RESUBDIVISION OF WEDDING CANYON ESTATES IN THE NW1/4 OF SECTION 33 AND THE SW1/4 OF SECTION 28 IN T1N, R2W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	RAM	Proj# 2036
Drawn	Date	8/02/04	Rv: Of 1