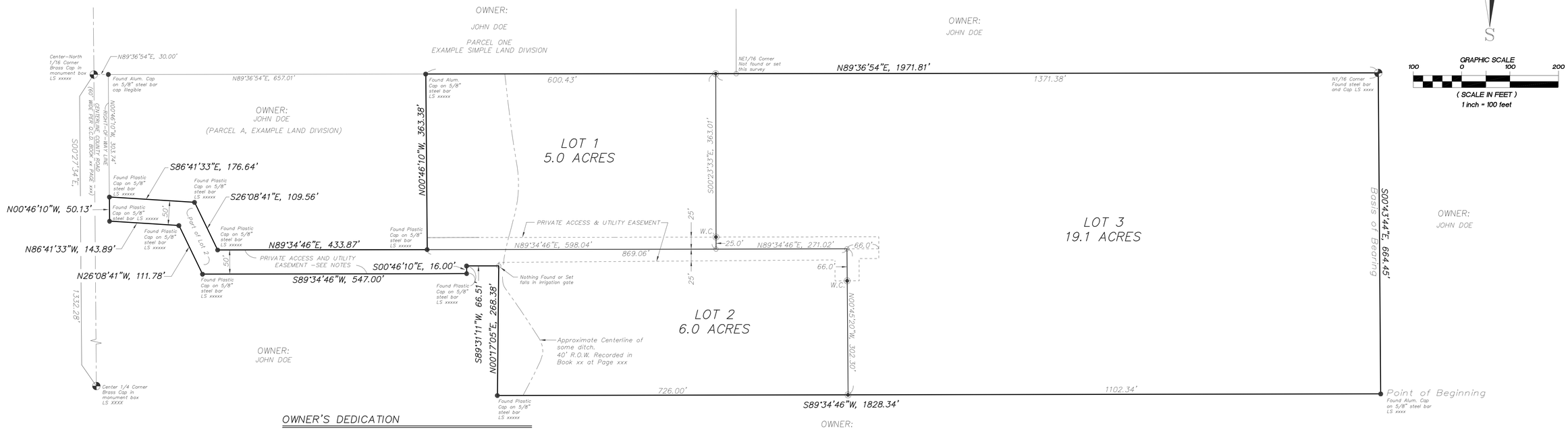
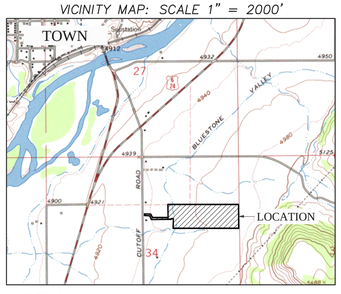
Example Estates

A Replat of Example Simple Land Division
Located in xx Section xx, TxS, R9xW 6th P.M., Any County, State



VICINITY MAP: SCALE 1" = 2000'



NOTES

Purpose of Survey: Divide Parcel B of the Example Simple Land Division into three
separate lots.

Basis of Bearing being the East line of Parcel B of the Example Simple Land Division which bears S00°43'44"E, 664.45' between the found monuments as shown on this plat.

Property corners located during this survey that were within 0.25 feet of the record position were accepted as being "in position".

The private access and utility easement shown on this plat is for the exclusive use of the owners of Parcel A of the Example Simple Land Division and Lots 1, 2 & 3, Block 1 of the Example Estates.

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 & Recorder.

NOTICE:

ACCORDING TO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

RIGHT TO FARM ACT:

THIS DEVELOPMENT IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE PURSUANT TO C.R.S. §XX-X.X-XXX ET SEQ.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN BOOK XX ON PAGE XX OF THE ANYWHERE COUNTY RECORDS AS DESCRIBED BELOW BELOW AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND A PRIVATE ACCESS AND UTILITY EASEMENT AND DO HEREBY DEDICATE THE PRIVATE ACCESS AND UTILITY EASEMENT FOR THE EXCLUSIVE USE OF LOT OWNERS WITHIN THE SUBDIVISION, AND THAT SAID OWNERS STATE THAT ALL LIEN HOLDERS ARE REPRESENTED HEREON.

PART OF THE XX OF SECTION XX, TXS, RXXW OF THE 6TH P.M., ANYWHERE COUNTY STATE, BEING PARCEL B OF THE EXAMPLE SIMPLE LAND DIVISION, AS SAID DIVISION IS PLATTED AND RECORDED IN THE ANYWHERE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE N1/2 S1/2 NE1/4 OF SAID SECTION XX;
THENCE ALONG THE SOUTH LINE THEREOF S 89°34'46" W, 1828.34 FEET;
THENCE LEAVING SAID SOUTH LINE N 00°17'05" E, 268.38 FEET;
THENCE S 89°31'11" W, 66.51 FEET;
THENCE S 00°46'10" E, 16.00 FEET;
THENCE S 89°34'46" W, 547.00 FEET;
THENCE N 26°08'41" W, 111.78 FEET;
THENCE N 86°41'33" W, 143.89 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 45.5;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N 00°46'10" W, 50.13 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF SAID EXAMPLE SIMPLE LAND DIVISION;
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PARCEL A, S 86°41'33" E, 176.64 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE S 26°08'41" E, 109.56 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE N 89°34'46" E, 433.87 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE, ALONG THE EAST LINE OF SAID PARCEL A, N 00°46'10" W, 363.38 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER LYING ON THE NORTH LINE OF SAID N1/2 S1/2 NE1/4;
THENCE ALONG SAID NORTH LINE, N 89°36'54" E, 1971.81 FEET TO THE NORTHEAST CORNER OF SAID N1/2 S1/2 NE1/4;
THENCE S 00°43'44" E, 664.45 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING.

CONTAINING 30.1 ACRES, MORE OR LESS.

SAID OWNERS HAVE CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT AND TO PUBLICLY BE KNOWN AS THE EXAMPLE ESTATES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ , 200X.

_____ _____
JOHN DOE JANE DOE

STATE OF XXXXXXXX)
) S.S.
COUNTY OF ANYWHERE)

ON THE _____ DAY OF _____, 200X PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

LIENHOLDER RATIFICATION OF PLAT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREE THAT ITS SECURITY INTEREST, AS SHOWN IN DOCUMENT RECORDED AT BOOK XX, PAGES XX THROUGH XX, PUBLIC RECORDS OF ANYWHERE COUNTY, STATE, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS

TO BE SIGNED BY ITS _____ (TITLE), WITH THE

AUTHORITY OF ITS' BOARD OF DIRECTORS, THIS _____ DAY OF

_____, 200X.

FOR: EXAMPLE BANK

_____

LIENHOLDER HEREBY ACKNOWLEDGES THE FOLLOWING AS DEPICTED AND/OR DEDICATED ON THIS PLAT:
1) THE EXISTENCE AND LOCATION OF PUBLIC EASEMENTS, INCLUDING ANY RIGHTS OF MAINTENANCE AND ADMINISTRATION OF EASEMENTS:
2) THE EXISTENCE OF INDIVIDUAL LOTS AND LOCATION OF LOT LINES.
LIENHOLDER HEREBY AGREES, IN THE EVENT OF PARTIAL FORECLOSURE ON ITS LIEN AGAINST THE PROPERTY DEPICTED IN THIS PLAT, THAT ITEMS (1) THROUGH (2) ABOVE AND ALL RIGHTS INCIDENT THERETO, SHALL SURVIVE ANY SUCH PARTIAL FORECLOSURE.

ACKNOWLEDGEMENT

STATE OF XXXXXXXX)
) S.S.
ANYWHERE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____, (TITLE)_____ FOR EXAMPLE

BANK THIS _____ DAY OF _____, A.D., 200X.

WITNESS MY HAND ON OFFICIAL SEAL:

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

AREA SUMMARY

LOT 1 - 5.0 ACRES
LOT 2 - 6.0 ACRES
LOT 3 - 19.1 ACRES
TOTAL AREA - 30.1 ACRES

LEGEND

- FOUND PUBLIC LAND SURVEY CORNER
- SET 5/8" x 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "xxxxxxx" IN CONCRETE
- FOUND PROPERTY CORNER MONUMENTED AS SHOWN
- CALCULATED CORNER POSITION, NO MONUMENT SET

W.C. WITNESS CORNER– SET ON EDGE OF EASEMENT

NOTE: ALL PERIMETER CORNERS, FOUND OR SET, TO BE ENCASED IN CONCRETE

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

ACCEPTED THIS _____ DAY OF _____, 200x A.D. BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANYWHERE, STATE OF XXXXXX.

_____
CHAIRPERSON

PURSUANT TO C.R.S. XX-XX-XX ET SEQ, AND CHAPTER X.XX OF THE ANYWHERE COUNTY LAND DEVELOPMENT CODE (200X, AS AMENDED) A SITE SPECIFIC DEVELOPMENT PLAN HAS BEEN APPROVED BY ANYWHERE COUNTY FOR EXAMPLE ESTATES AND SHALL RESULT IN A VESTED RIGHT.

CLERK AND RECORDERS CERTIFICATE

STATE OF XXXXXXXX)
) S.S.
ANYWHERE COUNTY)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT

_____O'CLOCK ____M. ON THE _____ DAY OF _____, 200X, A.D.

AND IS RECORDED IN BOOK NO._____, PAGE NO._____

RECEPTION NO. _____ DRAWER NO. _____

FEES: _____.

_____ BY:_____
CLERK AND RECORDER DEPUTY

DECLARATIONS

DECLARATIONS OF PROTECTIVE COVENANTS ARE FILED IN BOOK _____ AT

PAGES _____ THROUGH _____ AS DOCUMENT NO. _____.

SURVEYOR CERTIFICATE

Example Estates

A Replat of
Parcel B Example Simple Land Division
Planning No. xxxx-xxx xxx

Located in the xx of Section xx TxS, RxxW 6th P.M., Anywhere County, State

WASATCH SURVEYING
906 Main Street
Evanston, Wyoming 82930
Phone No. (307) 789-4545

Project No. xx-xx | Date: x/xx/xx | Sheet 1 of 1