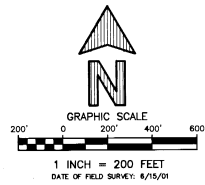


# MAYSVILLE MEADOWS

**AMENDED PLAT OF THE PRESERVE AT MONARCH MEADOWS**  
 (A REPLAT OF BLOCKS 17 THRU 17, 52 THRU 61, AND 117 THRU 123  
 AND PORTIONS OF BLOCK 49, 62, AND 63, MAYSVILLE TOWNSITE  
 LOCATE IN THE SE 1/4 OF SECTION 33 AND THE SW 1/4 OF  
 SECTION 34, T 50 N, R 7 E, OF THE NEW MEXICO PRINCIPAL MERIDIAN  
 COUNTY OF CHAFFEE, STATE OF COLORADO)

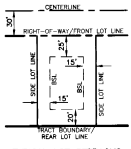
**JULY 2002**

SHEET 1 OF 4 SHEETS



**BUILDING SETBACK DATA**

FRONT	= 25'
SIDE	= 15'
REAR	= 20'
RIVER	= 100'



**ACREAGE:**

(31) LOTS: 30.83 ACRES (79%)
STREET R/W: 8.38 ACRES (21%)
TOTAL: 39.21 ACRES (100%)

VACATED STREETS: 10.87 ACRES  
 VACATED ALLEYS: 2.33 ACRES  
 WETLANDS AREA IMPACTED BY ROAD CROSSING: 0.03 ACRES

- LEGEND:**
- INDICATES 1880 MAYSVILLE TOWNSITE
  - INDICATES TRACT BOUNDARY
  - INDICATES NEW STREET RIGHT-OF-WAY
  - INDICATES STREET CENTERLINE
  - INDICATES NEW LOTLINE
  - INDICATES BUILDING SETBACK LINE
  - INDICATES ALLOWED WELL SITE AREA
  - INDICATES ALLOWED WASTEWATER DISPOSAL AREA
  - INDICATES FEMA 100 YEAR FLOOD ZONE A PER FEMA PANEL 800269/0450 B
  - INDICATES WETLANDS DELINEATION
  - INDICATES EXISTING PSC EASEMENT
  - INDICATES MONUMENT "ROUND"
  - INDICATES "SET" #5 REBAR W/2" ALUMINUM CAP STAMPED: "PLS 14442" (15.0' OFF-SET FROM RIVER CL WHERE APPLICABLE)
  - INDICATES "SET" #4 REBAR W/PLASTIC CAP STAMPED: "PLS 14442" (50' OFF-SET FROM RIVER CL WHERE APPLICABLE)
  - INDICATES PROPOSED "STOP" SIGN/STREET NAME SIGN/BIDGE WEIGHT LIMIT SIGN
  - INDICATES WETLANDS AREA IMPACTED BY ROAD CROSSING



## INDEX MAP

**ACKNOWLEDGEMENT:**  
 I, WILLIAM L. MCGORRICK, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th day of July, A.D. 2002, BY WILLIAM L. MCGORRICK AND VICTORIA G. MCGORRICK.  
 STATE OF COLORADO  
 COUNTY OF CHAFFEE  
 MY COMMISSION EXPIRES: 8/20/05

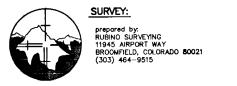
**CHAFFEE COUNTY COMMISSIONERS' APPROVAL:**  
 THIS PLAT WAS ACCEPTED FOR FILING BY THE CHAFFEE COUNTY BOARD OF COUNTY COMMISSIONERS THIS 14th DAY OF July, 2002.

**CHAFFEE COUNTY CLERK AND RECORDER'S STATEMENT:**  
 THIS PLAT WAS ACCEPTED FOR FILING BY THE CHAFFEE COUNTY CLERK AND RECORDER'S OFFICE THIS 15th DAY OF July, 2002, AT 1:45 O'CLOCK P.M. AND RECORDED AT RECEPTION NO. 247473, BOOK PAGE SECTION.

**SURVEYOR'S STATEMENT:**  
 I, ROBERT J. RUBINO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS SUBDIVISION WAS PREPARED UNDER MY DIRECTION AND SUPERVISION.

- GENERAL NOTES:**
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT-OF-WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIES UPON THE CLIENT FOR THIS INFORMATION.
  - THE BEARINGS ARE BASED ON THE SOUTH-WESTERLY LINE OF THE MAYSVILLE TOWNSITE AS BEARING MARKERS AND MONUMENTS AS SHOWN HEREON.
  - THE RADIIUS AT ALL STREET CORNERS ARE 25 FEET UNLESS SHOWN OTHERWISE.
  - A NO BUILD ZONE EXISTS ON EACH SIDE OF THE RIVER AT 100 FEET FROM THE CENTERLINE.
  - ZONING IS B.L.U.
  - ORIGINAL BLOCKS, STREETS AND ALLEYS OF THE MAYSVILLE TOWNSITE ARE SHOWN IN TAN, GREY SCALE LINES.
  - ENGINEERED WASTEWATER TREATMENT IS REQUIRED ON EACH LOT.
  - PRIVATE WELLS OR WASTEWATER SOIL-ABSORPTION DISPOSAL FIELDS ARE NOT ALLOWED OUTSIDE THE LOTS SHOWN ON EACH LOT, UNLESS A PLAT REVISION IS APPROVED BY CHAFFEE COUNTY.
  - NET ACRES: 39.21 RIGHT-OF-WAY.
  - CAUTION: AN ENGINEERED CROSSING AND LICENSE AGREEMENT FROM PSC OF CO, 550 15th STREET, SUITE 700, DENVER, CO 80202 IS REQUIRED PRIOR TO ANY DISTURBANCE OR VEHICULAR CROSSINGS OF THE EXISTING 30" STEEL WATER PIPELINE AND EASEMENT SHOWN ON THE PLAT. THIS PROVISION APPLIES TO ANY UTILITIES PROPOSED TO BE LOCATED WITHIN THE PIPELINE EASEMENT.
  - THE WELL SITES AND WASTEWATER DISPOSAL AREAS ARE THE DESIGN OF CHAFFEE GROUP, INC. RUBINO SURVEYING MAKES NO WARRANTY AS TO THE DESIGN OR LOCATION OF SAID SITES.
  - THE PUBLIC SERVICE COMPANY EASEMENT DESCRIBED IN RECEPTION NO. 82788 INCLUDES THE ENTIRE NORTH 1/2 OF BLOCK 11 AND AN UNDETERMINED PORTION OF THE SOUTH 1/2 OF BLOCK 11.
  - U.S. ARMY CORPS OF ENGINEERS APPROVAL IS REQUIRED PRIOR TO DISTURBANCE OF ANY OF THE WETLANDS AREAS NOTED ON THE PLAT.

**SPECIAL NOTE REGARDING AMENDED PLAT:**  
 THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE THE SUBDIVISION NAME AND THE STREET NAMES, TO ADD UTILITY EASEMENTS, AND TO SHOW THE LOCATION OF PROPOSED STREET NAME SIGNS.



**ASSISTED BY:**  
**Crabtree Group, Inc.**  
 THE ENGINEERING SITE ANALYSIS, PLANNING, UTILITIES  
 325 D STREET N, P.O. BOX 924  
 GLENDALE, CO 81201  
 (719) 539-1676  
 FAX: (719) 539-1676

**LEGAL DESCRIPTION:**  
 WILLIAM L. AND VICTORIA G. MCGORRICK AND TOMCAT PROPERTIES, LLC BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:  
 THAT PART OF BLOCKS 17 THROUGH 17, 49, 52 THROUGH 63, AND 117 THROUGH 123, THE VACATED STREETS ADJACENT TO AND THE ALLEYS WITHIN SAID BLOCKS, TOWN OF MAYSVILLE LOTS IN THE SOUTHWEST 1/4 OF SECTION 33 AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 7 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF TWENTYFIFTH STREET AND THE SOUTHERLY LINE OF THE MAYSVILLE TOWNSITE; THENCE N114°52'45"E ALONG THE CENTERLINE OF SAID TWENTYFIFTH STREET A DISTANCE OF 213.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF RIVER AVENUE; THENCE S78°12'52"E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 316.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF TWENTYFIFTH STREET; THENCE N114°52'45"E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 202.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RIVER AND 90° CORNER WESTERN INLAND ROAD AS RECORDED IN BOOK 48 AT PAGE 235 OF THE CHAFFEE COUNTY RECORDS; THENCE N18°57'47"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 284.10 FEET; THENCE N82°52'55"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12.38 FEET; THENCE S74°19'10"E A DISTANCE OF 283.89 FEET; THENCE S75°03'02"E A DISTANCE OF 46.40 FEET; THENCE S27°39'14"E A DISTANCE OF 290.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SIXTEENTH STREET; THENCE S174°20'00"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 19.41 FEET TO THE NORTHEAST CORNER OF BLOCK 18; THENCE S77°38'38"E A DISTANCE OF 30.82 FEET TO THE NORTHEAST CORNER OF BLOCK 10; THENCE S72°12'28"E ALONG THE NORTHERLY LINE OF BLOCK 14 AND 15, A DISTANCE OF 246.15 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE S49°29'25"E A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF BLOCK 13; THENCE S49°29'25"E ALONG THE NORTHERLY LINE OF BLOCKS 10, 11, 12 AND 13, A DISTANCE OF 1149.90 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE S49°29'25"E A DISTANCE OF 270.00 FEET TO THE NORTHEAST CORNER OF BLOCK 12; THENCE S49°29'25"E ALONG THE NORTHERLY LINE OF SAID BLOCK 12; THENCE S09°13'41"E A DISTANCE OF 21.02 FEET TO THE NORTHEAST CORNER OF BLOCK 61; THENCE S09°13'41"E A DISTANCE OF 21.02 FEET TO THE NORTHEAST CORNER OF BLOCK 62; THENCE S49°29'25"E A DISTANCE OF 182.00 FEET; THENCE S17°15'30"E A DISTANCE OF 81.25 FEET; THENCE S89°03'37"E A DISTANCE OF 65.48 FEET; THENCE S47°25'52"E A DISTANCE OF 10.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH STREET; THENCE S71°36'15"W ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 270.93 FEET TO A POINT ON THE SOUTHERLY LINE OF THE MAYSVILLE TOWNSITE; THENCE S09°13'41"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 2073.57 FEET; THENCE N70°10'00"W CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 1343.43 FEET TO THE POINT OF BEGINNING.

**ACKNOWLEDGEMENT:**  
 IN WITNESS WHEREOF GREGORY A. RILEY, ONDA L. RILEY, AND JONAS B. GINTHER, AS MEMBERS OF TOMCAT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAVE CAUSED THEIR NAMES TO BE HEREUNDER SUBSCRIBED ON THIS 15th DAY OF July, A.D. 2002.  
 Gregory A. Riley, Member  
 Onda L. Riley, Member  
 Jonas B. Ginther, Member

STATE OF COLORADO  
 COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF July, A.D. 2002, BY GREGORY A. RILEY, ONDA L. RILEY, AND JONAS B. GINTHER AS MEMBERS OF TOMCAT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY.  
 I, KEVIN S. ALLEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS SUBDIVISION WAS PREPARED UNDER MY DIRECTION AND SUPERVISION.

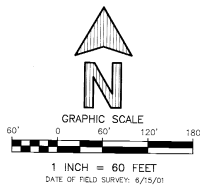
**NOTARY PUBLIC:** Kevin S. Allen  
 ADDRESS: 11460 County Road 140  
 Salina, CO 81201

# MAYSVILLE MEADOWS

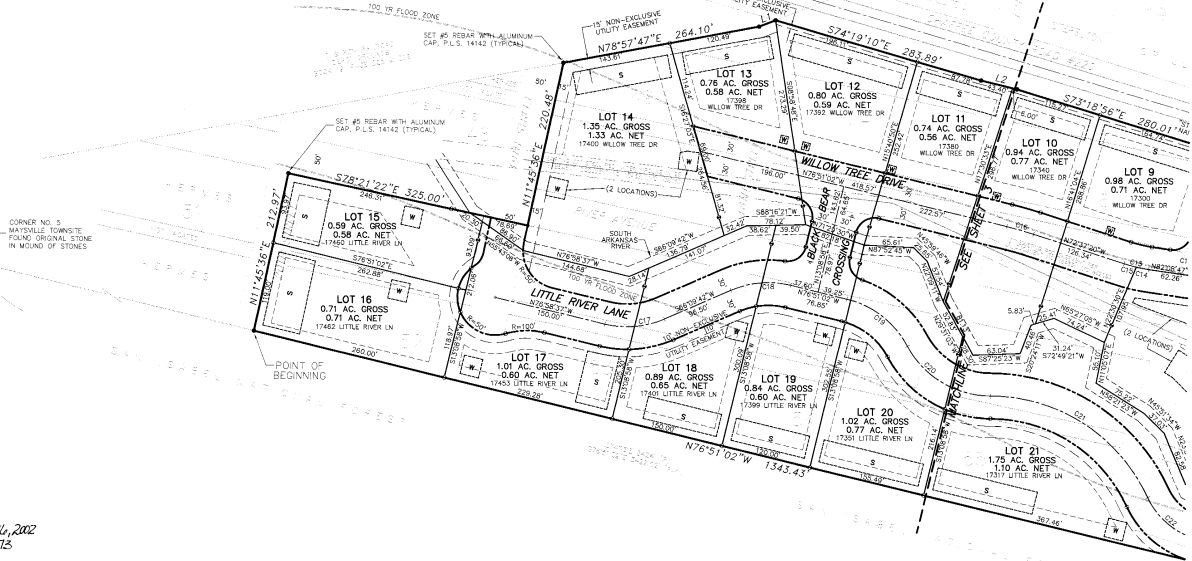
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 SECTION 34, T 50 N, R 7 E, OF THE NEW MEXICO PRINCIPAL MERIDIAN  
 COUNTY OF CHAFFEE, STATE OF COLORADO)

**JULY 2002**

SHEET 2 OF 4 SHEETS



CORNER NO. 4  
 MAYSVILLE TOWNSITE  
 FOUND ORIGINAL STONE  
 IN MOUND OF STONES



Date Filed: July 16, 2002  
 Recept. # 327473

ASSISTED BY:

**Crabtree Group, Inc.**  
 314 HARRINGTON ST. JACARANDA PLANNING, OAKLAND, CA 94612  
 350 D STREET - P.O. BOX 924  
 SALIDA, CO 81055  
 (719) 539-1675  
 FAX: (719) 539-1676

CURVE TABLE						
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEC.
C17	125.00	36°51'41"	80.42	41.66	79.04	N84°20'33"E
C18	125.00	39°59'16"	80.89	41.81	79.30	S84°39'20"E
C19	125.00	67°56'25"	104.88	53.82	101.83	S52°15'50"E
C20	125.00	81°56'45"	134.42	74.53	128.03	S56°41'00"E

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°25'28"E	33.38
L2	S76°50'33"E	49.42



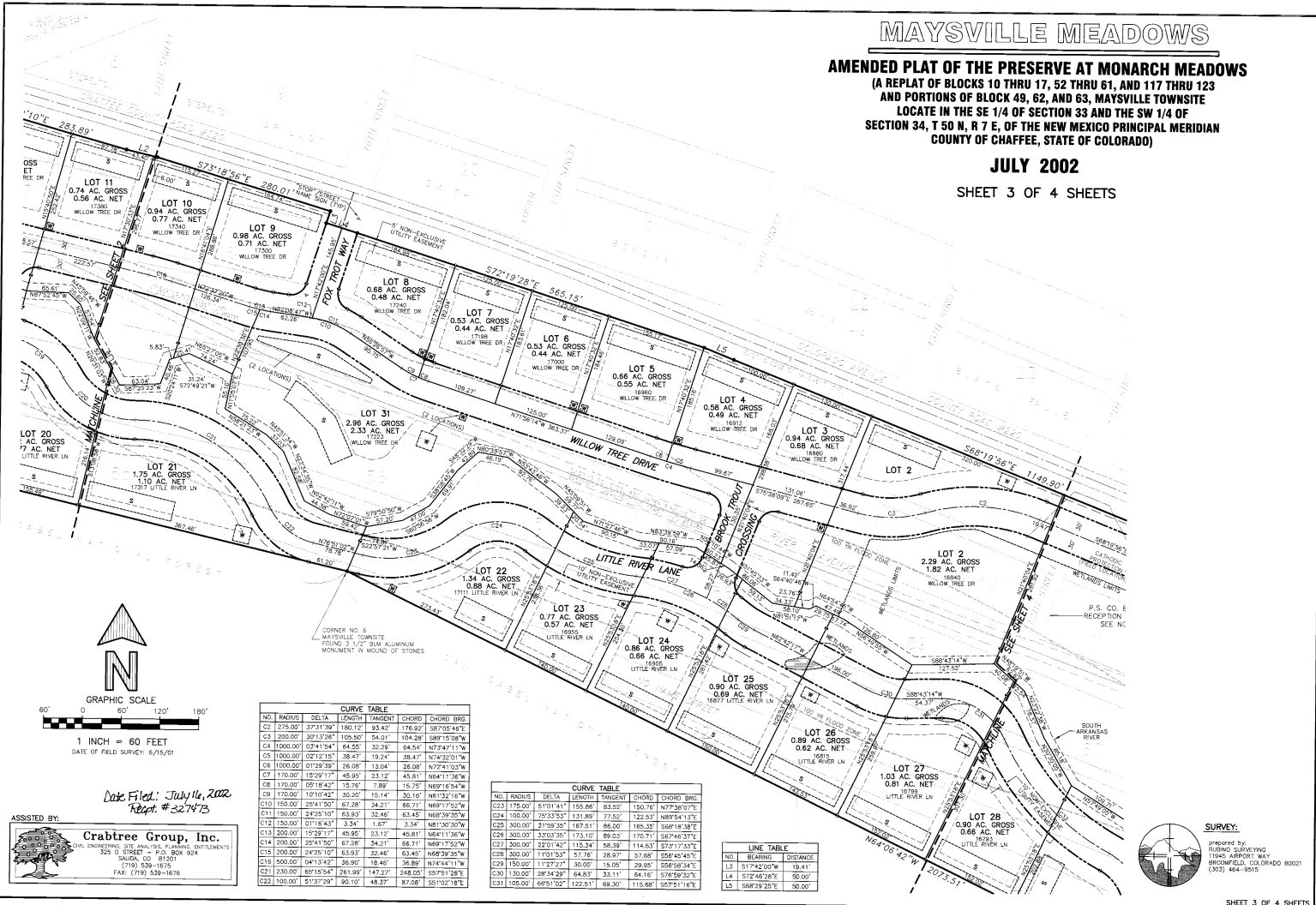
SURVEY:  
 prepared by  
 RUBEN SURVEYING  
 11545 AIRPORT WAY  
 BROOMFIELD, COLORADO 80021  
 (303) 464-9815

# MAYSVILLE MEADOWS

**AMENDED PLAT OF THE PRESERVE AT MONARCH MEADOWS**  
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 COUNTY OF CHAFFEE, STATE OF COLORADO)

**JULY 2002**

**SHEET 3 OF 4 SHEETS**



GRAPHIC SCALE  
 1 INCH = 60 FEET  
 DATE OF FIELD SURVEY: 9/15/01

Date Filed: July 16, 2002  
 Reg. # 227473

ASSISTED BY:

**Crabtree Group, Inc.**  
 CIVIL ENGINEERING, SITE ANALYSIS, PLANNING, INSTRUMENTS  
 325 D STREET - P.O. BOX 924  
 SALIDA, CO 81051  
 (719) 538-1675  
 FAX: (719) 538-1676

NO.	RADIUS	DELTA	LEN <sub>CHORD</sub>	TANGENT	CHORD	CHORD BRG.
C2	275.00'	37°31'59"	160.12'	23.42'	176.92'	S87°05'24"E
C3	200.00'	30°13'28"	109.20'	54.01'	106.28'	S89°15'36"W
C4	1000.00'	0°24'54"	64.25'	32.29'	64.54'	N79°44'11"W
C5	1000.00'	0°27'12"	38.47'	19.24'	38.47'	N74°32'01"W
C6	1000.00'	0°29'30"	26.89'	13.04'	26.00'	N72°43'03"W
C7	170.00'	10°29'12"	45.89'	23.12'	45.81'	N64°11'36"W
C8	170.00'	09°18'42"	15.76'	7.89'	15.75'	N59°16'54"W
C9	170.00'	10°10'42"	30.20'	15.14'	30.16'	N67°32'16"W
C10	150.00'	25°41'50"	87.28'	34.21'	86.71'	N69°17'52"W
C11	150.00'	24°29'10"	83.93'	32.46'	83.45'	N67°39'35"W
C12	150.00'	0°11'48"	3.34'	1.67'	3.34'	N81°30'30"W
C13	200.00'	19°23'17"	49.82'	23.12'	49.81'	N69°17'52"W
C14	300.00'	25°41'50"	87.28'	34.21'	86.71'	N69°17'52"W
C15	200.00'	24°29'10"	83.93'	32.46'	83.45'	N67°39'35"W
C16	500.00'	04°13'42"	16.90'	8.46'	35.89'	N74°43'11"W
C21	230.00'	68°15'54"	261.99'	147.27'	248.00'	S57°51'26"E
C22	100.00'	51°37'29"	96.10'	48.37'	87.08'	S51°02'18"E

NO.	RADIUS	DELTA	LEN <sub>CHORD</sub>	TANGENT	CHORD	CHORD BRG.
C23	175.00'	51°01'41"	155.89'	83.50'	150.76'	N77°30'07"E
C24	100.00'	75°33'53"	131.89'	77.50'	122.53'	N89°54'13"E
C25	300.00'	21°59'35"	167.51'	86.00'	165.35'	S68°18'38"E
C26	300.00'	33°02'30"	173.12'	89.03'	170.71'	S67°49'37"E
C27	300.00'	22°01'42"	115.34'	58.39'	114.63'	S75°17'53"E
C28	300.00'	11°01'53"	57.76'	28.97'	57.69'	S56°45'45"E
C29	150.00'	11°27'21"	30.00'	15.00'	29.95'	S56°58'04"E
C30	130.00'	28°54'29"	64.83'	33.11'	64.16'	S78°59'37"E
C31	105.00'	66°51'02"	122.51'	69.30'	115.88'	S57°51'16"E

NO.	BEARING	DISTANCE
L3	S174°2'00"W	19.41'
L4	S172°45'00"E	50.00'
L5	S68°29'25"E	50.00'

**SURVEY:**

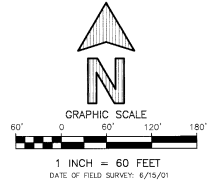
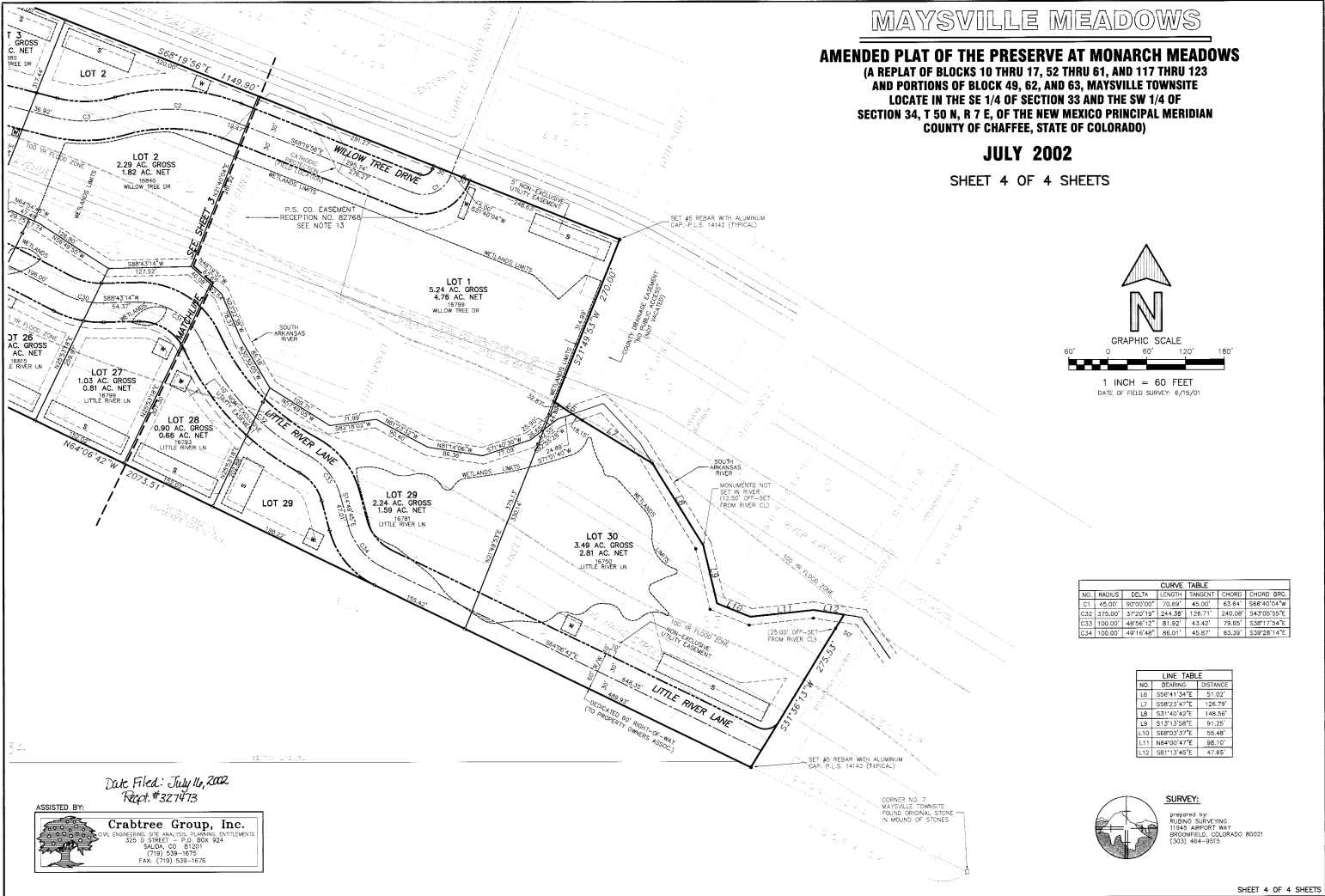
prepared by:  
**RUSO SURVEYING**  
 11605 AIRPORT WAY  
 BROOMFIELD, COLORADO 80021  
 (303) 464-9815

# MAYSVILLE MEADOWS

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 COUNTY OF CHAFFEE, STATE OF COLORADO)

**JULY 2002**

SHEET 4 OF 4 SHEETS



NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEC.
C1	45.00'	90.0000°	70.69'	45.00'	83.24'	S88°40'24"W
C2	378.00'	37°02'18"	244.38'	128.71'	240.08'	S47°05'55"E
C3	100.00'	48°56'12"	81.92'	43.42'	79.65'	S38°17'34"E
C24	100.00'	49°16'48"	86.01'	45.87'	83.39'	S39°28'14"E

NO.	BEARING	DISTANCE
L6	S86°41'34"E	57.02'
L7	S88°23'47"E	126.79'
L8	S31°40'42"E	146.58'
L9	S1°13'58"E	91.25'
L10	S88°03'37"E	55.48'
L11	N84°00'47"E	98.10'
L12	S81°13'46"E	47.85'



Date Filed: July 16, 2002  
 Reg. # 327473

ASSISTED BY:  
**Crabtree Group, Inc.**  
 CIVIL ENGINEERS, 3216 N. CHANGING STAR TOWNSITE  
 325 D STREET, P.O. BOX 924  
 SALON, CO 81201  
 (719) 539-1675  
 FAX: (719) 538-1676