

# MAYSVILLE MEADOWS

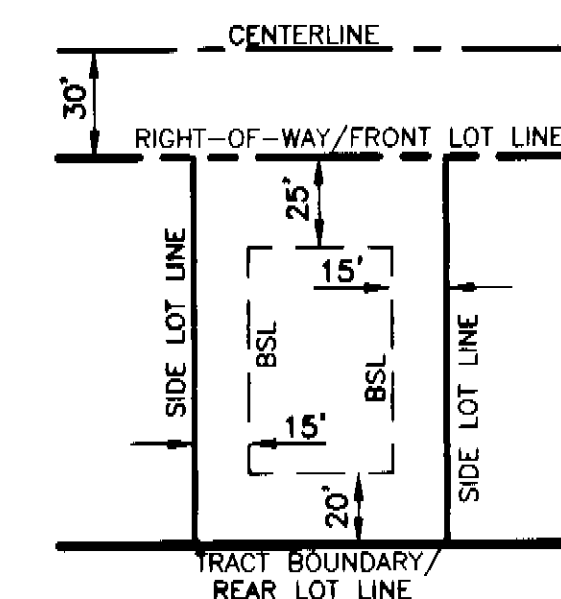
## AMENDED PLAT OF THE PRESERVE AT MONARCH MEADOWS (A REPLAT OF BLOCKS 10 THRU 17, 52 THRU 61, AND 117 THRU 123 AND PORTIONS OF BLOCK 49, 62, AND 63, MAYSVILLE TOWNSITE LOCATE IN THE SE 1/4 OF SECTION 33 AND THE SW 1/4 OF SECTION 34, T 50 N, R 7 E, OF THE NEW MEXICO PRINCIPAL MERIDIAN COUNTY OF CHAFFEE, STATE OF COLORADO)

JULY 2002

SHEET 1 OF 4 SHEETS

**BUILDING SETBACK DATA**

|              |
|--------------|
| RESIDENTIAL  |
| FRONT - 25'  |
| SIDE - 15'   |
| REAR - 20'   |
| RIVER - 100' |



**TYPICAL LOT SETBACKS**  
(NO SCALE)

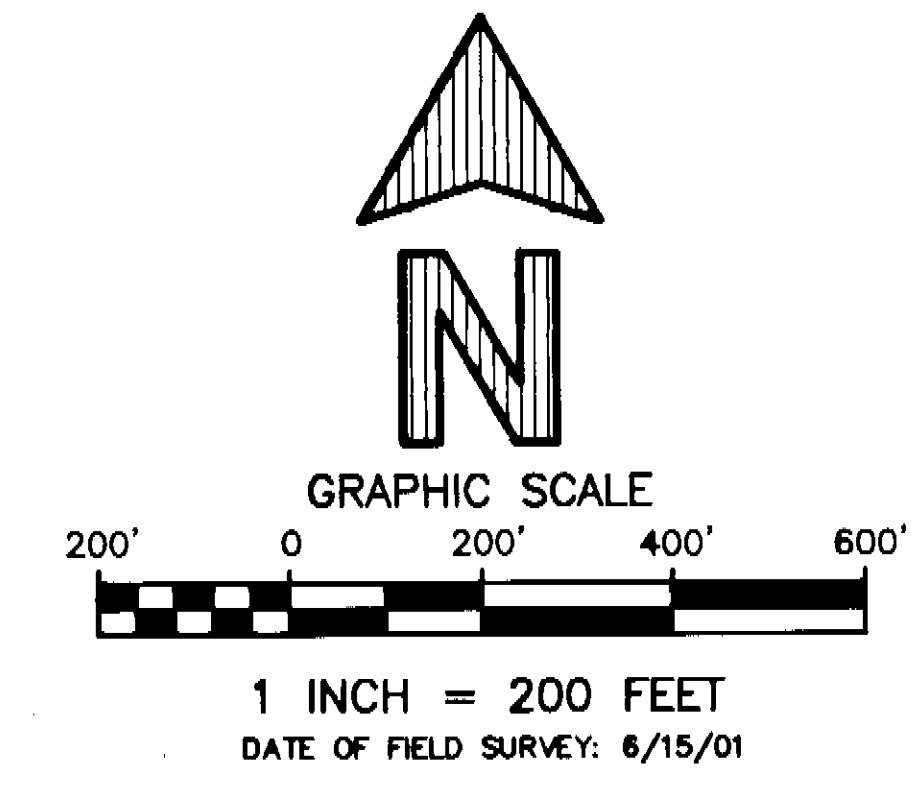
**ACREAGE:**

|                              |
|------------------------------|
| (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
  - [W] INDICATES ALLOWED WELL SITE AREA
  - [S] INDICATES ALLOWED WASTEWATER DISPOSAL AREA
  - - - INDICATES FEMA 100 YEAR FLOOD ZONE A PER FEMA PANEL 080269/0450 B
  - - - INDICATES WETLANDS DELINEATION
  - - - INDICATES EXISTING PSC EASEMENT
  - INDICATES MONUMENT "FOUND"
  - INDICATES "SET" #5 REBAR W/2" ALUMINUM CAP STAMPED: "PLS 14142" (12.5' OFF-SET FROM RIVER CL WHERE APPLICABLE)
  - INDICATES "SET" #4 REBAR W/PLASTIC CAP STAMPED: "PLS 14142" (25' OFF-SET FROM RIVER CL WHERE APPLICABLE)
  - ▲ INDICATES PROPOSED "STOP" SIGN/STREET NAME SIGN/BRIDGE WEIGHT LIMIT SIGN
  - ▨ INDICATES WETLANDS AREA IMPACTED BY ROAD CROSSING



### INDEX MAP

**LEGAL DESCRIPTION:**

WILLIAM L. AND VICTORIA G. MCCORMICK AND TOMCAT PROPERTIES, LLC BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:  
THAT PART OF BLOCKS 10 THROUGH 17, 49, 52 THROUGH 63, AND 117 THROUGH 123, THE VACATED STREETS ADJACENT TO AND THE ALLEYS WITHIN SAID BLOCKS, TOWN OF MAYSVILLE, LYING IN THE SOUTHEAST 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 TWENTIETH STREET AND THE SOUTHERLY LINE OF THE MAYSVILLE TOWNSITE;  
THENCE N11°45'36"E ALONG THE CENTERLINE OF SAID TWENTIETH STREET, A DISTANCE OF 212.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF RIVER AVENUE; THENCE S78°21'22"E ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 325.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF NINETEENTH STREET; THENCE N11°45'36"E ALONG THE SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 220.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD AS RECORDED IN BOOK 19 AT PAGE 225 OF THE CHAFFEE COUNTY RECORDS; THENCE N78°57'47"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 264.10 FEET; THENCE N68°25'26"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 23.38 FEET; THENCE S74°19'10"E, A DISTANCE OF 283.89 FEET; THENCE S76°55'03"E, A DISTANCE OF 49.40 FEET; THENCE S73°18'56"E, A DISTANCE OF 200.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SIXTEENTH STREET EXTENDED; THENCE S17°42'00"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 19.41 FEET TO THE NORTHEAST CORNER OF BLOCK 16; THENCE S72°46'28"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF BLOCK 15; THENCE S72°19'28"E ALONG THE NORTHERLY LINE OF BLOCKS 14 AND 15, A DISTANCE OF 565.15 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE S68°29'25"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF BLOCK 13; THENCE S68°19'56"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 S21°49'53"W, A DISTANCE OF 270.00 FEET TO THE NORTHEAST CORNER OF BLOCK 61; THENCE S56°41'34"E, A DISTANCE OF 51.02 FEET TO THE NORTHWEST CORNER OF BLOCK 62; THENCE S58°23'47"E ALONG THE NORTHERLY LINE OF SAID BLOCK 62, A DISTANCE OF 126.79 FEET TO THE CENTERLINE OF THE SOUTH ARKANSAS RIVER; THENCE ALONG THE CENTERLINE OF SAID SOUTH ARKANSAS RIVER THE FOLLOWING FIVE (5) COURSES; THENCE S31°40'42"E, A DISTANCE OF 148.56 FEET; THENCE S13°13'58"E, A DISTANCE OF 91.25 FEET; THENCE S68°03'37"E, A DISTANCE OF 55.48 FEET; THENCE N84°00'47"E, A DISTANCE OF 98.10 FEET; THENCE S81°13'45"E, A DISTANCE OF 47.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF EIGHTH STREET; THENCE S31°36'13"W ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 275.53 FEET TO A POINT ON THE SOUTHERLY LINE OF THE MAYSVILLE TOWNSITE; THENCE N64°06'42"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2073.51 FEET; THENCE N76°51'02"W CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1343.43 FEET TO THE POINT OF BEGINNING.

ROAD RIGHTS-OF-WAY SHOWN HEREON ARE PRIVATELY OWNED EASEMENTS DEDICATED FOR PUBLIC ACCESS AND UTILITIES, AND ROADS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

DESCRIBED PARCEL CONTAINS 1,707,670 SQUARE FEET OR 39.20 ACRES, MORE OR LESS. HAS LAID OUT, REPLATTED AND RESUBDIVIDED THE SAME UNDER THE NAME OF: MAYSVILLE MEADOWS.

**ACKNOWLEDGEMENT:**

IN WITNESS WHEREOF GREGORY A. RILEY, CINDA 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*    *Cinda L. Riley*    *Jonas B. Ginther*  
GREGORY A. RILEY, MEMBER    CINDA L. RILEY, MEMBER    JONAS B. GINTHER, MEMBER

STATE OF COLORADO    SS  
COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF July, A.D., 2002, BY GREGORY A. RILEY, CINDA L. RILEY, AND JONAS B. GINTHER AS MEMBERS OF TOMCAT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
COMMISSION EXPIRES April 5, 2005

NOTARY PUBLIC: *Karin S. Adams*  
ADDRESS: 11460 County Road 140, Salida, CO 81201

**ACKNOWLEDGEMENT:**

IN WITNESS WHEREOF WILLIAM L. MCCORMICK AND VICTORIA G. MCCORMICK HAVE CAUSED THEIR NAMES TO BE HEREUNDER SUBSCRIBED ON THIS 15th DAY OF July, A.D., 2002.

*William L. McCormick*    *Victoria G. McCormick*  
WILLIAM L. MCCORMICK    VICTORIA G. MCCORMICK

STATE OF COLORADO    SS  
COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF July, A.D., 2002, BY WILLIAM L. MCCORMICK AND VICTORIA G. MCCORMICK.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES April 5, 2005

NOTARY PUBLIC: *Karin S. Adams*  
ADDRESS: 11460 County Road 140, Salida, CO 81201

**CHAFFEE COUNTY COMMISSIONERS' APPROVAL:**

THIS PLAT IS HEREBY APPROVED BY THE CHAFFEE COUNTY BOARD OF COUNTY COMMISSIONERS THIS 16th DAY OF July, 2002.

*Gregory H. Deaton*  
CHAIRMAN

**CHAFFEE COUNTY CLERK AND RECORDER'S STATEMENT:**

THIS PLAT WAS ACCEPTED FOR FILING AT THE CHAFFEE COUNTY CLERK AND RECORDER'S OFFICE THIS 16th DAY OF July, 2002, AT 1:43 O'CLOCK P.M. AND RECORDED AT RECEPTION NO. 327473, BOOK PAGE

*Alisa Papantoni*  
DEPUTY CHAFFEE COUNTY CLERK

**SURVEYOR'S STATEMENT:**

I, ROBERT J. RUBINO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS SUBDIVISION REPRESENTING PREPARED UNDER MY DIRECTION AND SUPERVISION.

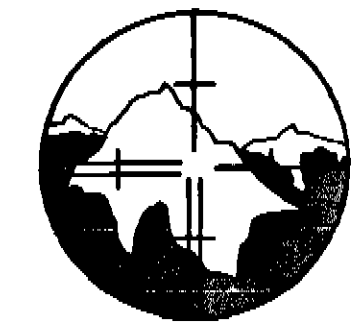
*R. J. Rubino*  
ROBERT J. RUBINO, P.L.S. 14142

**GENERAL NOTES:**

1. 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.
2. 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 RELIED UPON THE CLIENT FOR THIS INFORMATION.
3. THE BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF THE MAYSVILLE TOWNSITE AS BEARING N64°06'42"W AND MONUMENTED AS SHOWN HEREON.
4. THE RADIUS AT ALL STREET CORNERS ARE 25 FEET UNLESS SHOWN OTHERWISE.
5. A NO BUILD ZONE EXISTS ON EACH SIDE OF THE RIVER AT 100 FEET FROM THE CENTERLINE.
6. ZONING IS R-1.
7. ORIGINAL BLOCKS, STREETS AND ALLEYS OF THE MAYSVILLE TOWNSITE ARE SHOWN IN THIN, GREY SCALE LINES.
8. ENGINEERED WASTEWATER TREATMENT IS REQUIRED ON EACH LOT.
9. PRIVATE WELLS OR WASTEWATER SOIL-ABSORPTION DISPOSAL FIELDS ARE NOT ALLOWED OUTSIDE THE LIMITS SHOWN ON EACH LOT, UNLESS A PLAT REVISION IS APPROVED BY CHAFFEE COUNTY.
10. NET ACREAGE OMITTS RIGHT-OF-WAY.
11. 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.
12. THE WELL SITES AND WASTEWATER DISPOSAL AREAS ARE THE DESIGN OF CRABTREE GROUP, INC. RUBINO SURVEYING MAKES NO WARRANTY AS TO THE DESIGN OR LOCATION OF SAID SITES.
13. THE PUBLIC SERVICE COMPANY EASEMENT DESCRIBED IN RECEPTION NO. 82768 INCLUDES THE ENTIRE NORTH 1/2 OF BLOCK 11 AND AN UNDEFINED PORTION OF THE SOUTH 1/2 OF BLOCK 11.
14. 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.



**SURVEY:**  
prepared by:  
RUBINO SURVEYING  
11945 AIRPORT WAY  
BROOMFIELD, COLORADO 80021  
(303) 464-9515

**ASSISTED BY:**

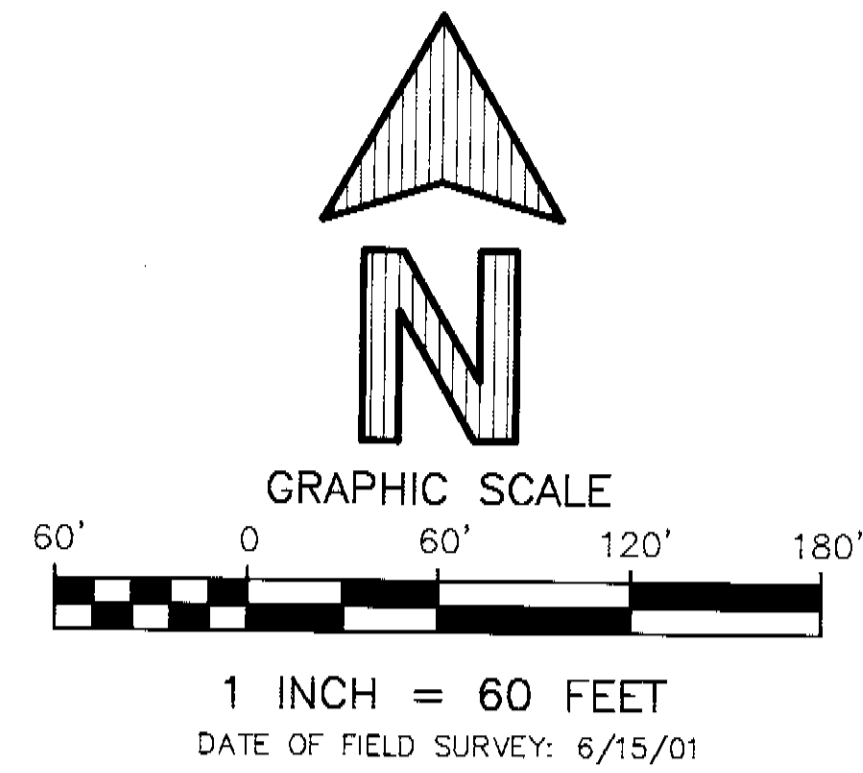
**Crabtree Group, Inc.**  
CIVIL ENGINEERING, SITE ANALYSIS, PLANNING, ENTITLEMENTS  
325 D STREET - P.O. BOX 924  
SALIDA, CO 81201  
(719) 539-1675  
FAX: (719) 539-1676

# MAYSVILLE MEADOWS

**AMENDED PLAT OF THE PRESERVE AT MONARCH MEADOWS**  
 (A REPLAT OF BLOCKS 10 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  
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 COUNTY OF CHAFFEE, STATE OF COLORADO)

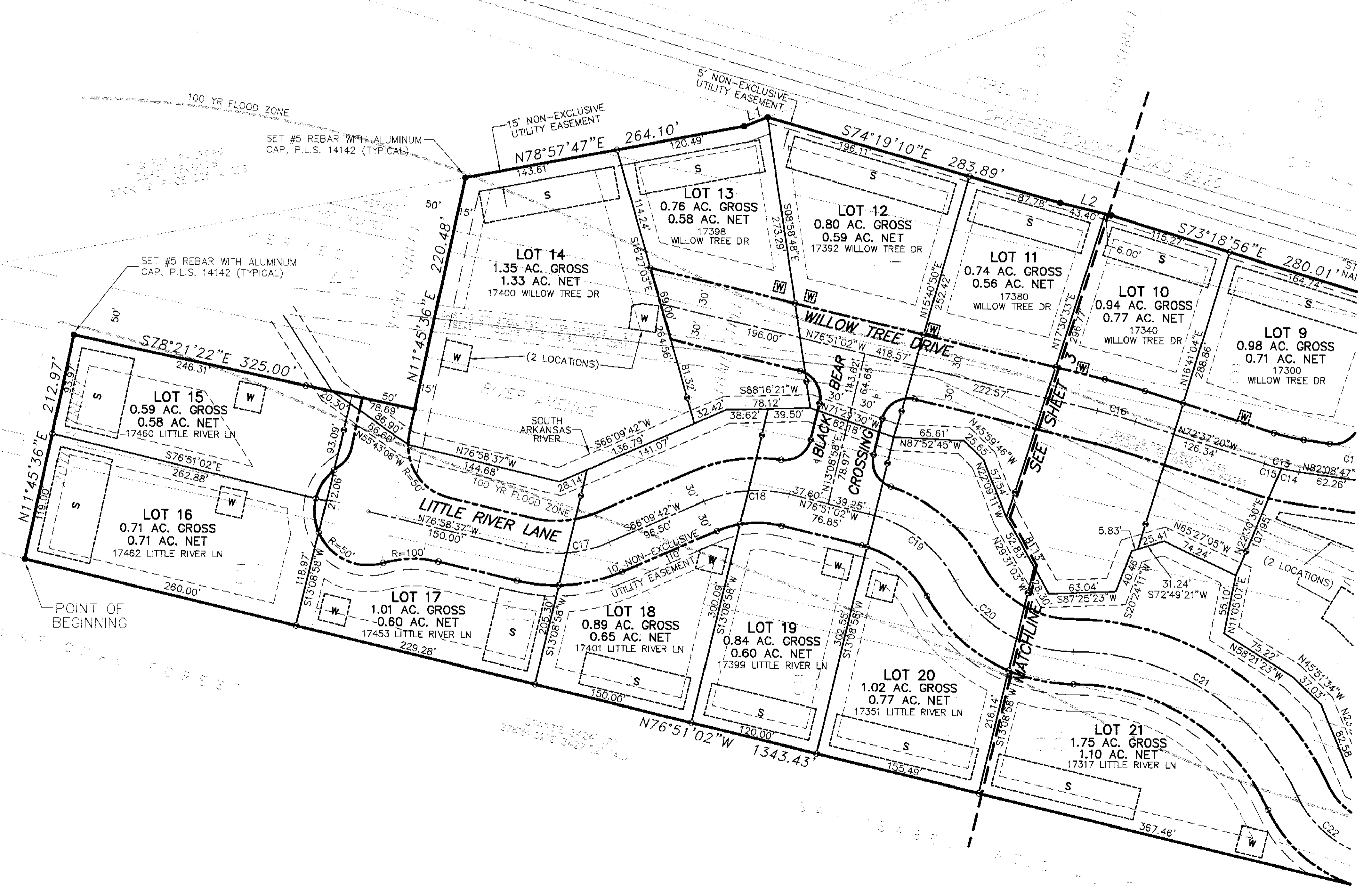
**JULY 2002**

SHEET 2 OF 4 SHEETS



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

CORNER NO. 5  
 MAYSVILLE TOWNSITE  
 FOUND ORIGINAL STONE  
 IN MOUND OF STONES



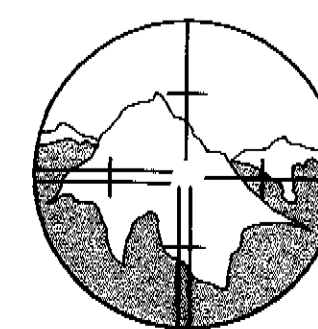
Date Filed: July 16, 2002  
 Rcpt. # 327473

ASSISTED BY:

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| CURVE TABLE |         |           |         |         |         |             |
|-------------|---------|-----------|---------|---------|---------|-------------|
| NO.         | RADIUS  | DELTA     | LENGTH  | TANGENT | CHORD   | CHORD BRG.  |
| C17         | 125.00' | 36°51'41" | 80.42'  | 41.66'  | 79.04'  | N84°35'33"E |
| C18         | 125.00' | 36°59'16" | 80.69'  | 41.81'  | 79.30'  | N84°39'20"E |
| C19         | 125.00' | 47°58'25" | 104.66' | 55.62'  | 101.63' | S52°51'50"E |
| C20         | 125.00' | 61°36'45" | 134.42' | 74.53'  | 128.03' | S59°41'00"E |

| LINE TABLE |             |          |
|------------|-------------|----------|
| NO.        | BEARING     | DISTANCE |
| L1         | N68°25'26"E | 23.38'   |
| L2         | S76°55'03"E | 49.40'   |



**SURVEY:**

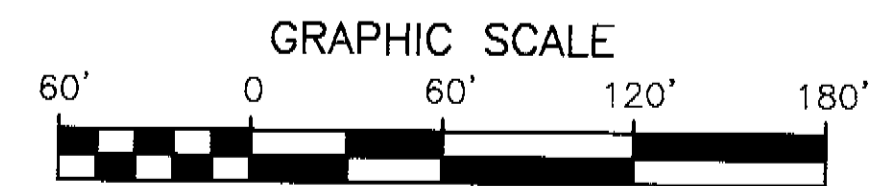
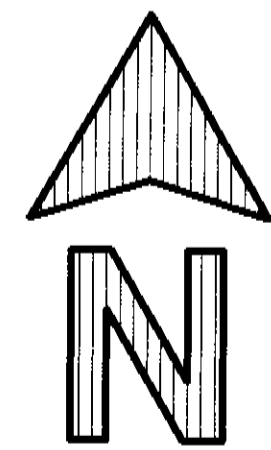
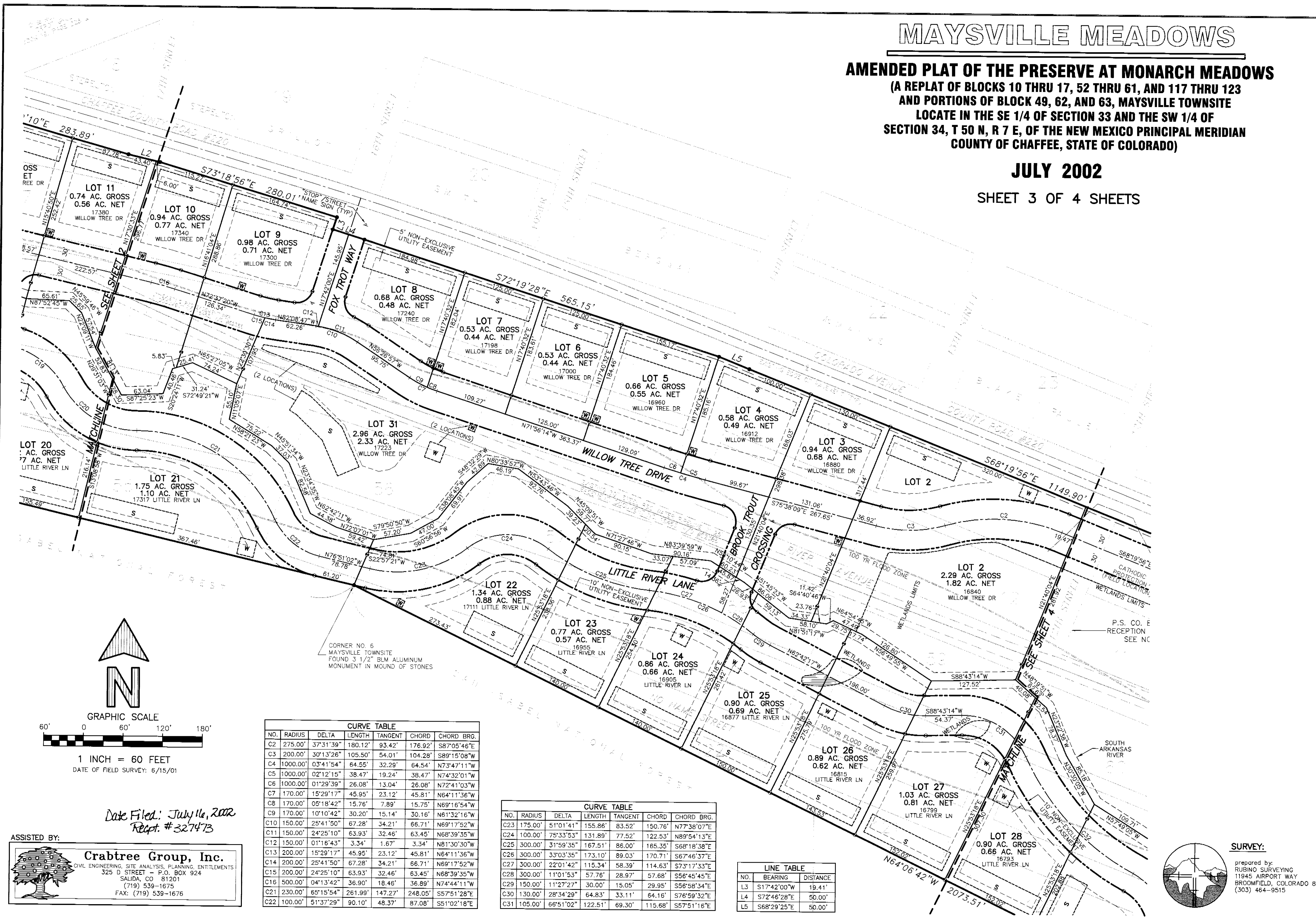
prepared by:  
 RUBINO SURVEYING  
 11945 AIRPORT WAY  
 BROOMFIELD, COLORADO 80021  
 (303) 464-9515

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**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**



1 INCH = 60 FEET  
 DATE OF FIELD SURVEY: 6/15/01

Date Filed: July 16, 2002  
 Recept. # 327473

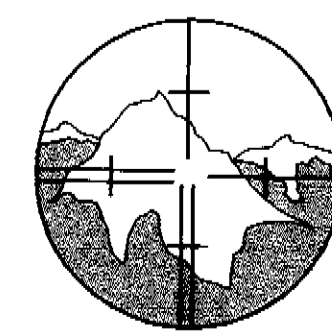
ASSISTED BY:

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 FAX: (719) 539-1676

| NO. | RADIUS   | DELTA     | LENGTH  | TANGENT | CHORD   | CHORD BRG.  |
|-----|----------|-----------|---------|---------|---------|-------------|
| C2  | 275.00'  | 37°31'39" | 180.12' | 93.42'  | 176.92' | S87°05'46"E |
| C3  | 200.00'  | 30°13'26" | 105.50' | 54.01'  | 104.28' | S89°15'08"W |
| C4  | 1000.00' | 03°41'54" | 64.55'  | 32.29'  | 64.54'  | N73°47'11"W |
| C5  | 1000.00' | 02°12'15" | 38.47'  | 19.24'  | 38.47'  | N74°32'01"W |
| C6  | 1000.00' | 01°29'39" | 26.08'  | 13.04'  | 26.08'  | N72°41'03"W |
| C7  | 170.00'  | 15°29'17" | 45.95'  | 23.12'  | 45.81'  | N64°11'36"W |
| C8  | 170.00'  | 05°18'42" | 15.76'  | 7.89'   | 15.75'  | N69°16'54"W |
| C9  | 170.00'  | 10°10'42" | 30.20'  | 15.14'  | 30.16'  | N61°32'16"W |
| C10 | 150.00'  | 25°41'50" | 67.28'  | 34.21'  | 66.71'  | N69°17'52"W |
| C11 | 150.00'  | 24°25'10" | 63.93'  | 32.46'  | 63.45'  | N68°39'35"W |
| C12 | 150.00'  | 01°16'43" | 3.34'   | 1.67'   | 3.34'   | N81°30'30"W |
| C13 | 200.00'  | 15°29'17" | 45.95'  | 23.12'  | 45.81'  | N64°11'36"W |
| C14 | 200.00'  | 25°41'50" | 67.28'  | 34.21'  | 66.71'  | N69°17'52"W |
| C15 | 200.00'  | 24°25'10" | 63.93'  | 32.46'  | 63.45'  | N68°39'35"W |
| C16 | 500.00'  | 04°13'42" | 36.90'  | 18.46'  | 36.89'  | N74°44'11"W |
| C21 | 230.00'  | 65°15'54" | 261.99' | 147.27' | 248.05' | S57°51'28"E |
| C22 | 100.00'  | 51°37'29" | 90.10'  | 48.37'  | 87.08'  | S51°02'18"E |

| NO. | RADIUS  | DELTA     | LENGTH  | TANGENT | CHORD   | CHORD BRG.  |
|-----|---------|-----------|---------|---------|---------|-------------|
| C23 | 175.00' | 51°01'41" | 155.86' | 83.52'  | 150.76' | N77°38'07"E |
| C24 | 100.00' | 75°33'53" | 131.89' | 77.52'  | 122.53' | N89°54'13"E |
| C25 | 300.00' | 31°59'35" | 167.51' | 86.00'  | 165.35' | S68°18'38"E |
| C26 | 300.00' | 33°03'35" | 173.10' | 89.03'  | 170.71' | S67°46'37"E |
| C27 | 300.00' | 22°01'42" | 115.34' | 58.39'  | 114.63' | S73°17'33"E |
| C28 | 300.00' | 11°01'53" | 57.76'  | 28.97'  | 57.68'  | S56°45'45"E |
| C29 | 150.00' | 11°27'27" | 30.00'  | 15.05'  | 29.95'  | S56°58'34"E |
| C30 | 130.00' | 28°34'29" | 64.83'  | 33.11'  | 64.16'  | S76°59'32"E |
| C31 | 105.00' | 66°51'02" | 122.51' | 69.30'  | 115.68' | S57°51'16"E |

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L3  | S17°42'00"W | 19.41'   |
| L4  | S72°46'28"E | 50.00'   |
| L5  | S68°29'25"E | 50.00'   |



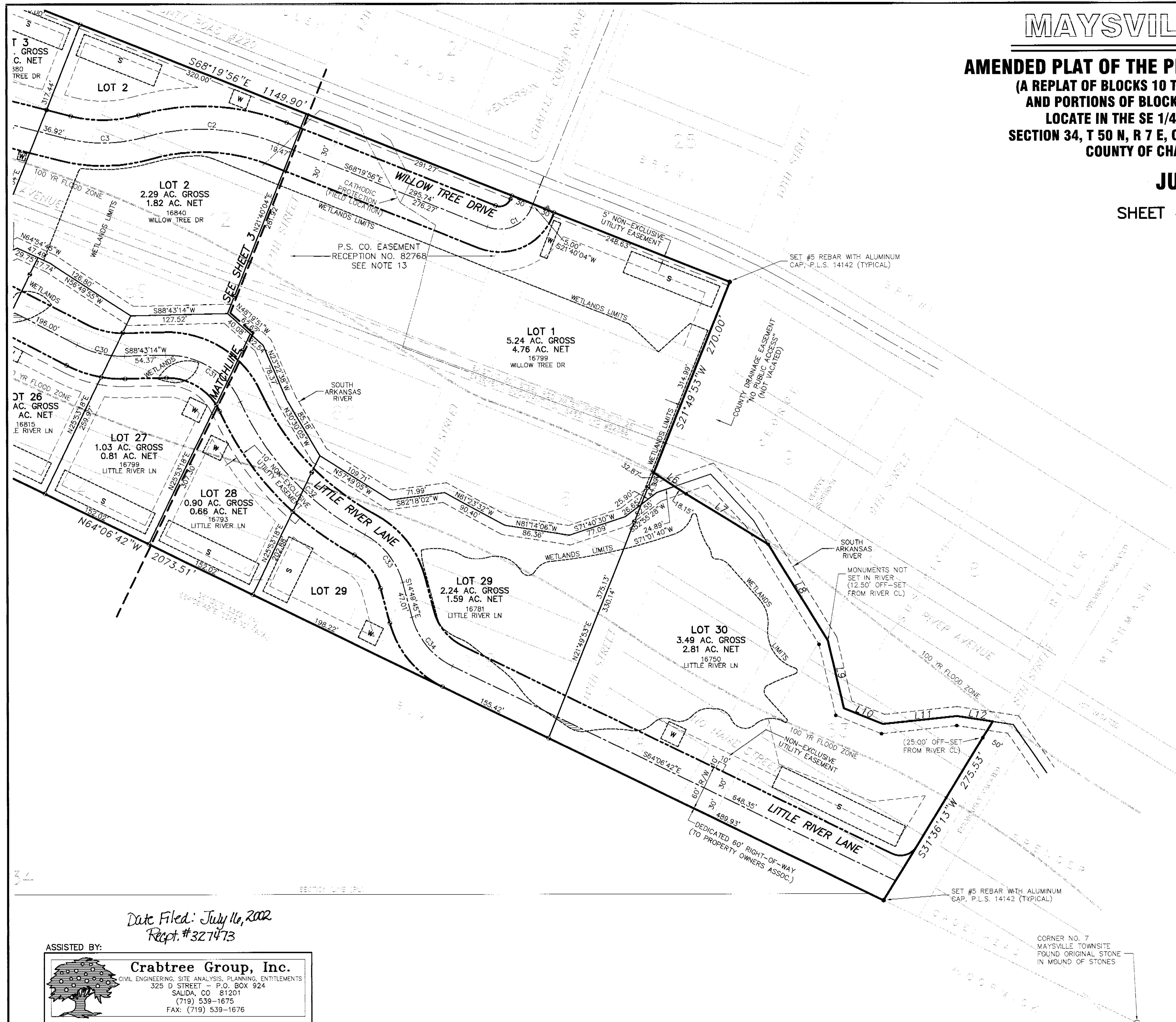
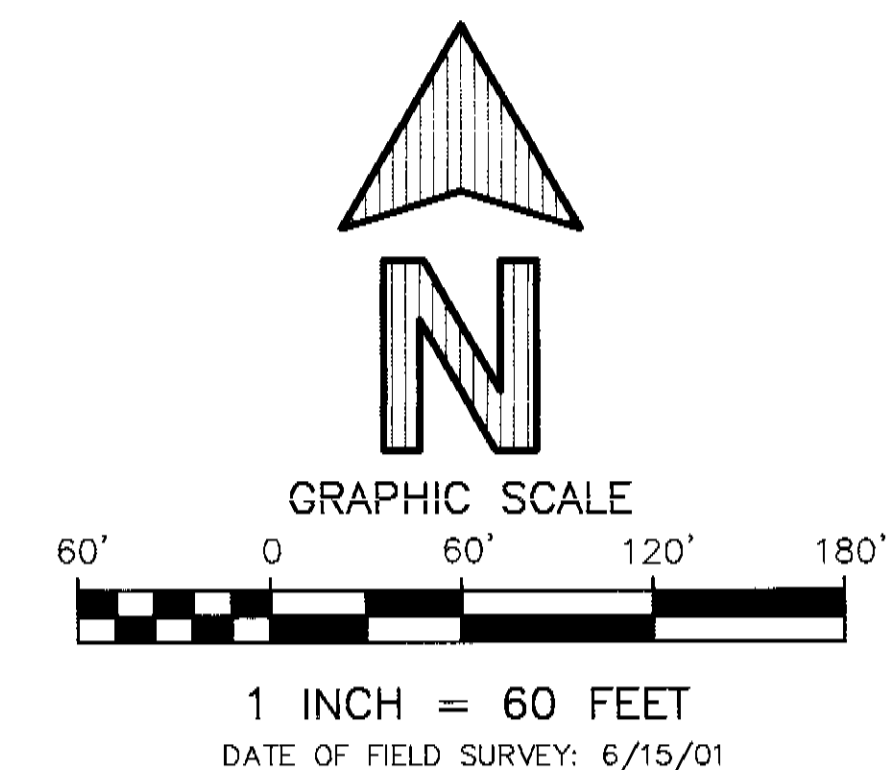
**SURVEY:**  
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**JULY 2002**

SHEET 4 OF 4 SHEETS



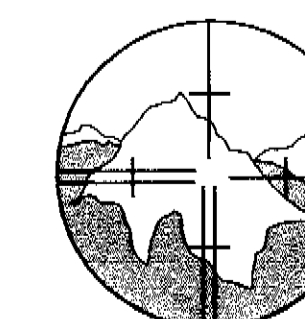
| CURVE TABLE |         |           |         |         |         |             |
|-------------|---------|-----------|---------|---------|---------|-------------|
| NO.         | RADIUS  | DELTA     | LENGTH  | TANGENT | CHORD   | CHORD BRG.  |
| C1          | 45.00'  | 90°00'00" | 70.69'  | 45.00'  | 63.64'  | S66°40'04"W |
| C32         | 375.00' | 37°20'19" | 244.38' | 126.71' | 240.08' | S43°05'55"E |
| C33         | 100.00' | 46°56'12" | 81.92'  | 43.42'  | 79.65'  | S38°17'54"E |
| C34         | 100.00' | 49°16'48" | 86.01'  | 45.87'  | 83.39'  | S39°28'14"E |

| LINE TABLE |             |          |
|------------|-------------|----------|
| NO.        | BEARING     | DISTANCE |
| L6         | S56°41'34"E | 51.02'   |
| L7         | S58°23'47"E | 126.79'  |
| L8         | S31°40'42"E | 148.56'  |
| L9         | S13°13'58"E | 91.25'   |
| L10        | S68°03'37"E | 55.48'   |
| L11        | N84°00'47"E | 98.10'   |
| L12        | S81°13'45"E | 47.65'   |

Date Filed: July 16, 2002  
 Rept. #327473

ASSISTED BY:

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 SALIDA, CO 81201  
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 FAX: (719) 539-1676



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