

# GOLDEN MEADOWS ESTATES SUBDIVISION

**CERTIFICATE OF OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS that Lenny J. Hartter is the owner in fee simple of Lot 61 of Pomona Park Subdivision (Book 1, Page 24) of Section 33, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, which he has caused to be laid out and platted under the name and style of GOLDEN MEADOWS ESTATES SUBDIVISION in accordance with the plat shown hereon and which is more fully described as follows:

1. Thence N 89° 57' 57" W along the northerly right-of-way line of "G" Road, 635.18 feet;
2. Thence N 00° 07' 24" W along the easterly right-of-way line of 24 3/4 Road, 628.75 feet;
3. Thence S 89° 57' 12" E, 634.88 feet;
4. Thence S 00° 09' 02" E, 628.61 feet to the point of beginning.

The subdivision as described above contains 9.165 acres more or less.

The Utility easement shown hereon is dedicated as a perpetual easement for installation and maintenance of utilities, irrigation, and drainage facilities including but not limited to electric lines, gas lines, telephone lines, sewer and water mains, together with the right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

The additional right-of-way along "G" Road is dedicated to the public for use as a road.

IN WITNESS WHEREOF, I hereunto set my hand this 21<sup>st</sup> day of January, A.D., 1989.

Lenny J. Hartter  
Lenny J. Hartter, Owner

State of Colorado )  
County of Mesa ) ss

On this the 21<sup>st</sup> day of January, A.D., 1989, before me the undersigned officer, personally appeared Lenny J. Hartter and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires 1-1-1991

Notary Public

Address

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
County of Mesa ) ss

I hereby certify that this plat of GOLDEN MEADOWS ESTATES SUBDIVISION was filed for record in the office of the County Clerk and Recorder of Mesa County at 11:19 A.M. on the 21<sup>st</sup> day of April, A.D., 1989 in Book 13, Page 432, Reception Number 1513994. Fee \$10.00 pd

Earl Swager  
Mesa County Clerk and Recorder

By Salvatore J. Day  
Deputy

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 20 day of April, A.D., 1989, County Planning Commission of the County of Mesa, Colorado.

Robt. J. ...  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 20 day of April, A.D., 1989, Board of County Commissioners of the County of Mesa, Colorado.

Michael ...  
Chairman

**UTILITIES COORDINATING COMMITTEE**

Approved this 19<sup>th</sup> day of April, A.D., 1989.

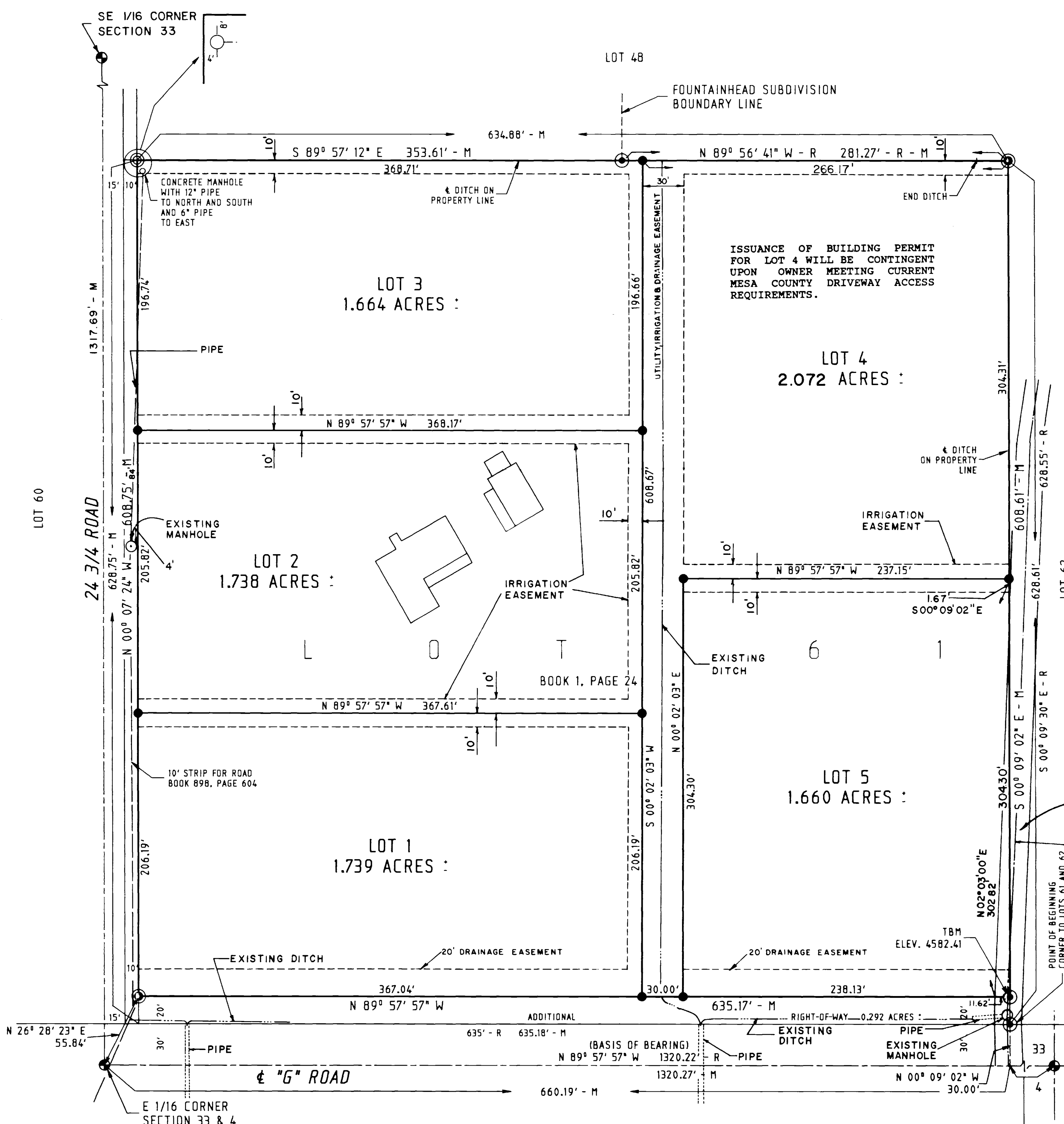
Richard B. Miller

**SURVEYOR'S CERTIFICATE**

I, Wallace E. Beedle, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the Plat of GOLDEN MEADOWS ESTATES SUBDIVISION shown hereon was prepared by myself and that it accurately represents a field survey conducted under my supervision to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 5 day of Jan, A.D., 1989.

Wallace E. Beedle  
Wallace E. Beedle PLS 20632



ISSUANCE OF BUILDING PERMIT FOR LOT 4 WILL BE CONTINGENT UPON OWNER MEETING CURRENT MESA COUNTY DRIVEWAY ACCESS REQUIREMENTS.

- LEGEND**
- MESA COUNTY SURVEY MONUMENT
  - SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIA. ALUMINUM CAP MARKED BANNER, INC. 20632
  - FOUND 5/8" REBAR WITH 1" DIA. YELLOW PLASTIC CAP MARKED PARAGON 9960
  - FOUND BARE #5 REBAR
  - FOUND 5/8" REBAR WITH 1 1/2" DIA. ALUMINUM CAP MARKED LS 12901
  - AROUND MONUMENT INDICATES SET OR FOUND IN CONCRETE
  - R INDICATES DIMENSION OF RECORD
  - M INDICATES DIMENSION MEASURED THIS SURVEY

AREAS	
LOTS	8.873 ACRES
ADDITIONAL "G" ROAD R. O. W.	0.292 ACRES
TOTAL	9.165 ACRES

**COUNTY SURVEYOR'S CERTIFICATE**

Deposited this \_\_\_ day of \_\_\_\_\_, 19\_\_\_, at \_\_\_ M. in Book \_\_\_ of the County Surveyor's land survey plats/right-of-way surveys at Page \_\_\_, reception number \_\_\_\_\_. This land survey plat complies with Section 38-51-102, Colorado Revised Statutes.

County Surveyor

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 A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DRAWN BY: R.L.C.	<b>BANNER</b> BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & ARCHITECTS 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857	REVISION	DATE	DESCRIPTION	BY	CK'D	PLAT OF GOLDEN MEADOWS ESTATES SUBDIVISION OF LOT 61 OF POMONA PARK SUBDIVISION, SEC. 33, T.1 N., R.1 W., U.M. COUNTY OF MESA, STATE OF COLORADO	SCALE: 1" = 50'	JOB NO: 8017-28	DATE: 1-5-89	
DESIGNED BY:									SHEET NO:		
CHECKED BY: W.E.B.									1 of 1		