

# FOUNTAINHEAD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned J.R. Studebaker a/k/a Jerry R. Studebaker is the owner of that real property situated in the County of Mesa, State of Colorado and being Lot 37, part of Lot 38, Lots 47, 48 and 62 of Pomona Park Subdivision located in a part of SE 1/4 of Section 33, T.1 N, R.1 W, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows: Beginning at the SE Corner of Lot 62 of said Pomona Park Subdivision; Thence N 89° 57' 57" W along the southerly boundary of said Lot 62, a distance of 690.09 feet to the SW Corner of said Lot 62; Thence N 00° 09' 30" W along the Westerly boundary of said Lot 62, a distance of 628.55 feet to the SE Corner of said Lot 48, Pomona Park Subdivision; Thence N 89° 56' 41" W along the Southerly boundary of said Lot 48, a distance of 281.27 feet; Thence; N 00° 07' 32" W 470.52 feet; Thence N 39° 56' 52" E 355.50 feet to a point on the Westerly boundary of said Lot 48 Pomona Park Subdivision; Thence N 00° 07' 32" W along said Westerly boundary of said Lots 48 and 37, a distance of 647.08 feet to the NW Corner of Lot 37 Pomona Park Subdivision; Thence E 89° 58' 05" E along the southerly boundary of said Lot 37, a distance of 414.11 feet to a point on the southerly right-of-way of the Grand Valley Canal; Thence along said southerly right-of-way of the Grand Valley Canal by the following six (6) courses and distances: (1) S 79° 52' 35" E; 120.94 feet; (2) S 69° 14' 09" E 206.01 feet; (3) S 66° 40' 39" E 97.82 feet; (4) S 96° 10' 33" E 106.62 feet; (5) S 90° 02' 22" E 211.19 feet; (6) S 50° 42' 17" E 60.24 feet to a point on the Easterly boundary of said Lot 38 Pomona Park Subdivision; Thence S 00° 11' 29" E along the Easterly boundary of said Lots 38, 47 and 62, a distance of 122.11 feet to the point of beginning; containing 36.751 acres.

That said owner has caused the said real property to be laid out and surveyed as Fountainhead Subdivision a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right of trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as private roadways are dedicated to the owners of the property within said Fountainhead Subdivision for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

The private open space as shown are hereby dedicated to the use of Fountainhead Home Owners Association, Inc. a Colorado non-profit organization.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15 day of November, A.D., 1979.

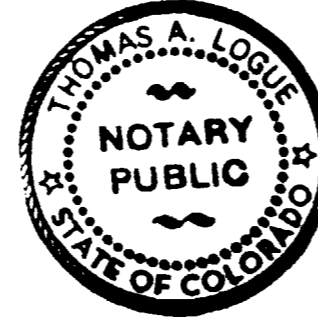
J.R. Studebaker  
J.R. Studebaker  
a/k/a Jerry R. Studebaker

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 15 day of November, A.D., 1979 by J.R. Studebaker a/k/a Jerry R. Studebaker.

My Commission expires: Aug 9, 1981  
Witness My Hand and Official Seal.

Thomas A. Logie  
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss RECEPTION No. 1221308

I hereby certify that this instrument was filed in my office at 2:30 o'clock P.M., this 14 day of April, A.D., 1980 and is duly recorded in Plat Book No. 12, Page 251.

Earl Sawyer  
Clerk and Recorder

Mary Baker  
Deputy

Fees \$ 30.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13<sup>th</sup> day of DECEMBER, A.D., 1979.  
County Planning Commission of the County of Mesa, Colorado.

Lloyd Sammons  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16<sup>th</sup> day of JANUARY, A.D., 1980.  
Board of County Commissioners of the County of Mesa, Colorado.

Paul Post  
Chairman

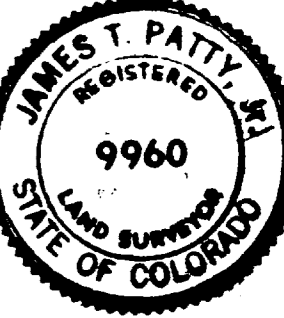
SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Fountainhead Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 2/19/80  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: Robert H. ...  
Mesa County Road Department

Date FEBRUARY 21, 1980



# FOUNTAINHEAD SUBDIVISION

MATCH LINE SHEET 3

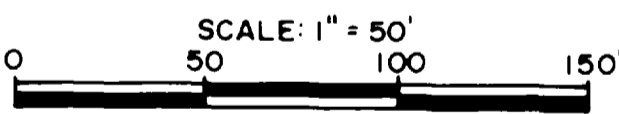
MATCH LINE SHEET

Land Use Quantities				
Use	Notation	No. Lots	Area	%
Existing Single Family	SF	1	0.775 Ac. or	1.70%
Single Family Cluster	C	36	1.274 Ac. or	10.88%
Townhomes	T	56	2.245 Ac. or	19.72%
Condominium	MF	57/40 Units Ea.	6.890 Ac. or	24.88%
Private Open Space	—	—	11.437 Ac. or	79.5%
Private Roadway, Ingress, Egress, & Utility Easement	—	—	2.210 Ac. or	13.11%
Dedicated R.O.W.	—	—	2.150 Ac. or	10.00%
<b>TOTAL</b>			<b>35.751 Ac. or</b>	<b>100.00%</b>

Center Line Curve Data						
No.	Delta	Radius	Tangent	Length	Chord	Bearing
1	09° 25' 13"	500.00'	41.22'	82.25'	82.16'	S 04° 54' 15" E
2	40° 39' 12"	127.50'	47.23'	90.47'	88.58'	S 69° 51' 10" E
3	39° 55' 10"	146.28'	53.13'	101.92'	99.87'	N 29° 34' 13" W
4	09° 25' 13"	500.00'	41.22'	82.25'	82.16'	N 85° 05' 14" E

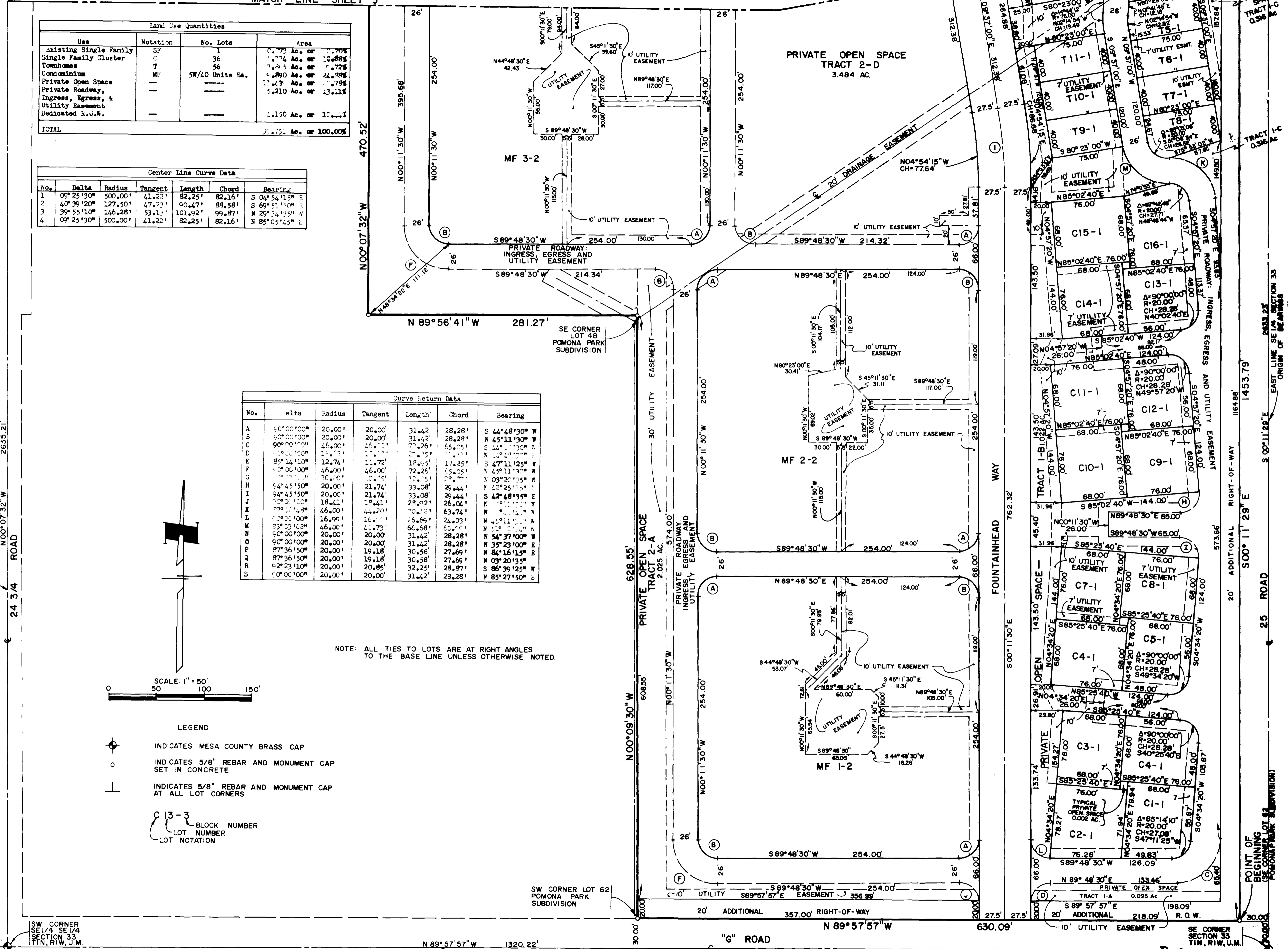
Curve Return Data						
No.	Delta	Radius	Tangent	Length	Chord	Bearing
A	50° 00' 00"	20.00'	20.00'	31.42'	28.28'	S 44° 48' 30" W
B	50° 00' 00"	20.00'	20.00'	31.42'	28.28'	N 45° 11' 30" W
C	90° 00' 00"	46.00'	46.00'	72.26'	65.05'	S 44° 48' 30" W
D	90° 00' 00"	46.00'	46.00'	72.26'	65.05'	N 45° 11' 30" W
E	85° 14' 11"	12.74'	11.72'	18.65'	17.25'	S 47° 11' 25" W
F	50° 00' 00"	46.00'	46.00'	72.26'	65.05'	N 45° 11' 30" W
G	70° 30' 00"	10.30'	10.30'	18.65'	17.25'	N 03° 20' 13" W
H	94° 45' 15"	20.00'	21.74'	33.08'	29.44'	N 42° 25' 15" W
I	94° 45' 15"	20.00'	21.74'	33.08'	29.44'	S 42° 48' 13" E
J	70° 30' 00"	18.41'	18.41'	28.62'	26.04'	N 03° 20' 13" W
K	70° 30' 00"	46.00'	46.00'	72.26'	65.05'	N 45° 11' 30" W
L	70° 30' 00"	16.90'	16.90'	26.66'	24.09'	N 45° 11' 30" W
M	33° 03' 03"	46.00'	46.00'	66.68'	66.68'	N 51° 03' 03" W
N	50° 00' 00"	20.00'	20.00'	31.42'	28.28'	N 54° 37' 00" E
O	50° 00' 00"	20.00'	20.00'	31.42'	28.28'	N 35° 23' 00" E
P	87° 36' 15"	20.00'	19.18'	30.58'	27.69'	N 84° 16' 15" E
Q	87° 36' 15"	20.00'	19.18'	30.58'	27.69'	N 05° 20' 13" W
R	62° 23' 11"	20.00'	20.85'	32.25'	28.87'	S 86° 39' 12" W
S	50° 00' 00"	20.00'	20.00'	31.42'	28.28'	N 85° 27' 15" E

NOTE: ALL TIES TO LOTS ARE AT RIGHT ANGLES TO THE BASE LINE UNLESS OTHERWISE NOTED.



- LEGEND**
- INDICATES MESA COUNTY BRASS CAP
  - INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE
  - INDICATES 5/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS

C 13-3  
BLOCK NUMBER  
LOT NUMBER  
LOT NOTATION



SW CORNER LOT 62 POMONA PARK SUBDIVISION

SW CORNER SECTION 33 T1N, R1W, U.M.

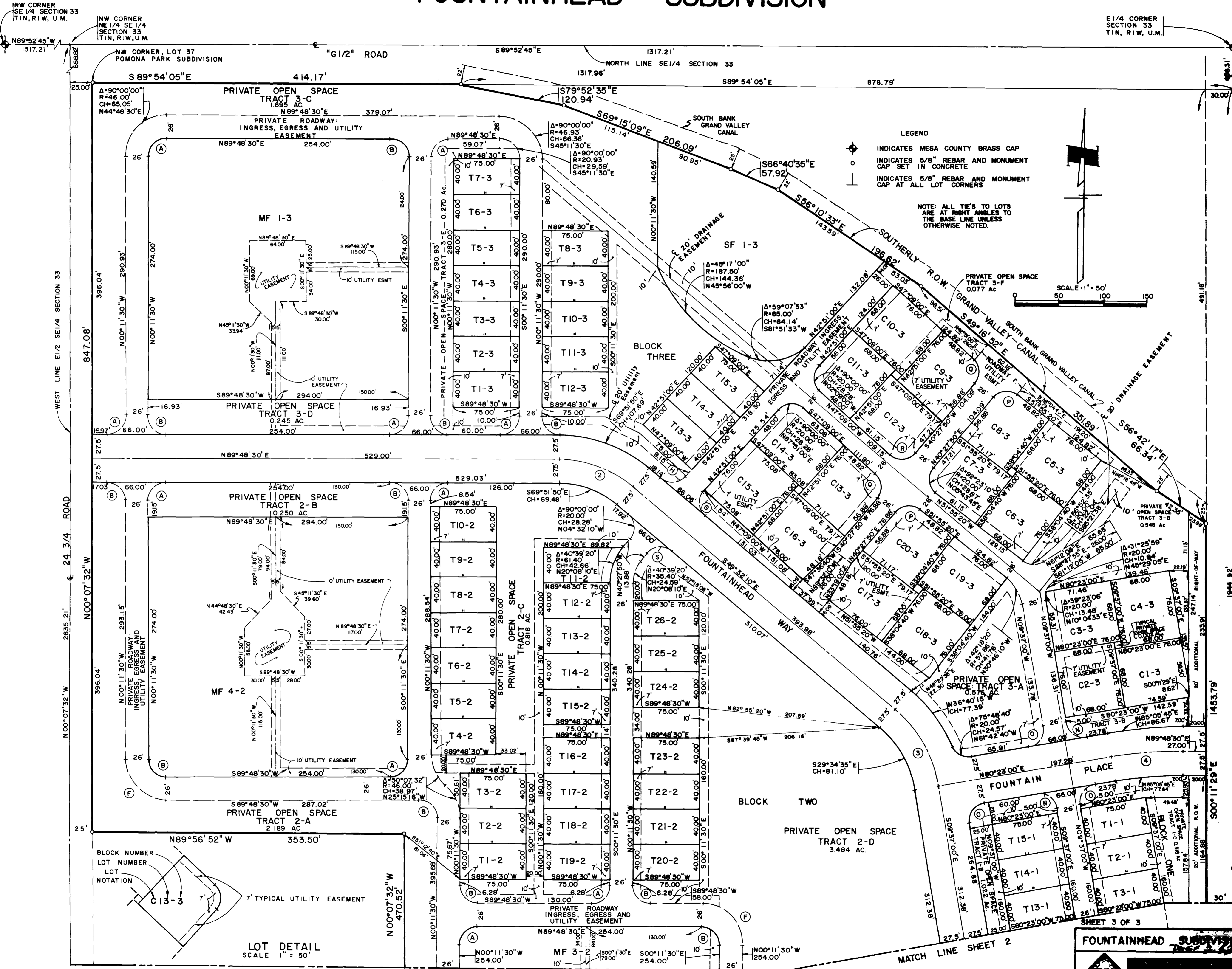
SOUTH LINE SE 1/4 SECTION 33

SE CORNER SECTION 33 T1N, R1W, U.M.

SHEET 2 OF 3  
FOUNTAINHEAD SUBDIVISION



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LEGEND

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NOTE: ALL TIES TO LOTS ARE AT RIGHT ANGLES TO THE BASE LINE UNLESS OTHERWISE NOTED.

SCALE: 1" = 50'

SHEET 3 OF 3

FOUNTAINHEAD SUBDIVISION