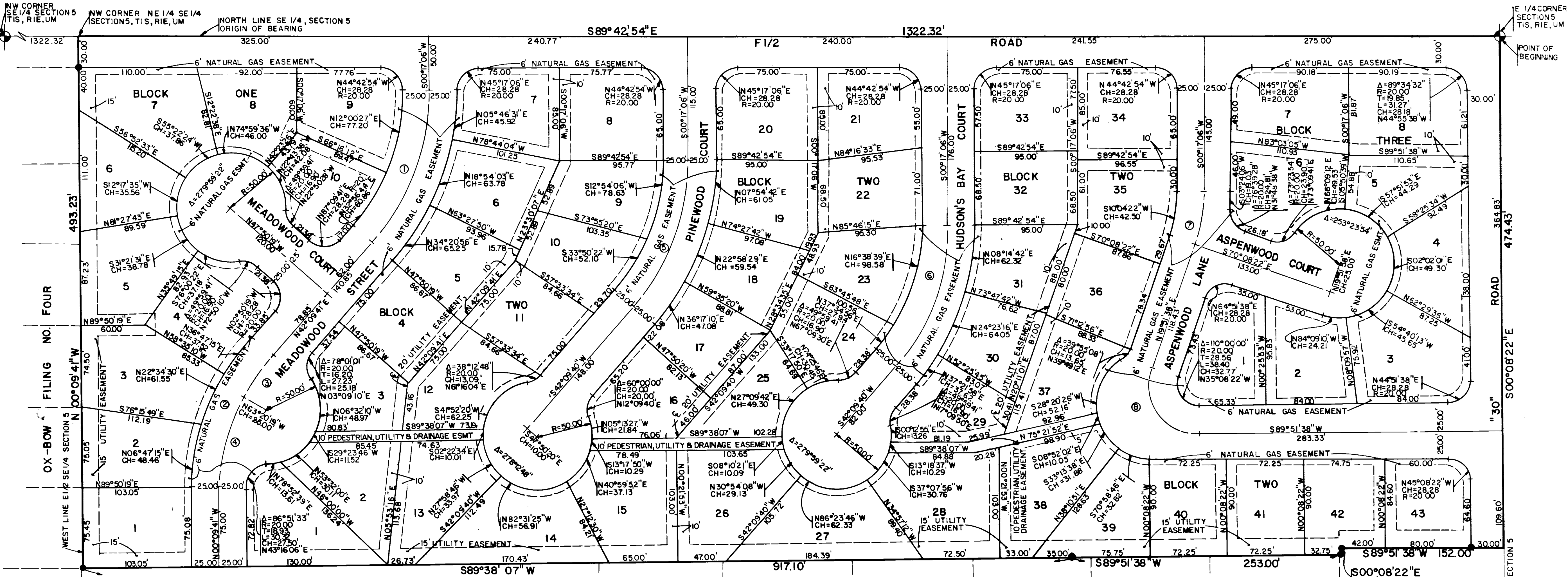


# ASPENWOOD MEADOWS SUBDIVISION



LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Sundance Builders, Inc. is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the E 1/4 corner of said Section 5; Thence S 00° 08' 22" E along the east line of the SE 1/4 of said Section 5 a distance of 474.43 feet; Thence W 89° 51' 38" W 152.00 feet; Thence S 00° 08' 22" E 5.40 feet; Thence S 89° 51' 38" W 253.00 feet; Thence S 89° 38' 07" W 917.10 feet to a point on the west line of the E 1/2 SE 1/4 of said Section 5; Thence W 00° 09' 41" W along said west line of the E 1/2 SE 1/4 of Section 5 a distance of 493.23 feet to the NW Corner of the NE 1/4 SE 1/4 of said Section 5; Thence S 89° 42' 54" E along the north line of the SE 1/4 of said Section 5 a distance of 1322.32 feet to the point of beginning, containing 14.732 acres.

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

That said owner does hereby dedicate and set apart all of the streets, roads and pedestrian rights-of-ways as shown on the accompanying plat to the use of the public forever, and hereby dedicates 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 to 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.

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 owner has caused these names to be hereunto subscribed this 12 day of JANUARY A.D. 1979.

Sundance Builders, Inc.  
Douglas M. Fassbinder, President  
Paula A. Fassbinder, Secretary

STATE OF COLORADO )  
COUNTY OF MESA ) ss  
The foregoing instrument was acknowledged before me this 12th day of January A.D. 1979 by Douglas M. Fassbinder, President and Paula A. Fassbinder, Secretary of Sundance Builders, Inc.  
My commission expires: 10-20-70  
Witness my hand and official seal.  
Randa A. Belt  
Notary Public

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1184955  
I hereby certify that this instrument was filed in my office at 3:02 o'clock P.M. this 1 day of March A.D. 1979 and is duly recorded in Plat Book No. 12, Page 124.  
Carl Sawyer  
Clerk and Recorder

DEPUTY  
Marilyn A. Buss  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
Approved this 9th day of January A.D. 1979.  
Marilyn A. Buss  
Chairman

SURVEYORS CERTIFICATE  
I, James T. Patty Jr., do hereby certify that the accompanying plat of Aspenwood Meadows 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.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: Bill Goman  
Mesa County Road Department

Date: 1-12-79

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AREA QUANTITIES

Total Acres in Lots	10.280 Ac	or	69.78%
Total Acres in Streets	4.329 Ac	or	29.38%
Total Acres in Pedestrian R.O.W.	0.123 Ac	or	0.84%
Total Acres	14.732 Ac	or	100.0%
Total Lots = 61			

SCALE 1" = 50'

SETBACK REQUIREMENTS

FRONT YARD SETBACK	30' FROM ROW 30' & F1/2 ROADS
REAR YARD SETBACK	25' ALL OTHER ROADS
SIDE YARD SETBACK	10'

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