

# SHADOWBROOK SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned SUPERIOR DEVELOPMENT, INC., a Colorado Corporation is the owner of that real property located in the W 1/4 SE1/4 of the SE1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Warranty Deed Book 2086, Pages 82, 81.)

Commencing at the Southwest corner of the SE1/4 SE1/4 of Section 4, (a Mesa County Brass Cap) from whence the Southeast corner of the SE1/4 SE1/4 of Section 4 (a Mesa County Brass Cap) bears N 90°00'00" E a distance of 1320.90', with all bearings contained herein relative thereto; Thence N 00°11'52" W a distance of 50.00 feet along the West line of the SE1/4 SE1/4 to a point on the North right-of-way line of F Road, thence N 90°00'00" E a distance of 76.41 feet to the TRUE POINT OF BEGINNING; thence North 44 degrees 48 minutes 02 seconds East (N 44°48'02" E), a distance of 27.71 feet; thence North 00 degrees 11 minutes 52 seconds West (N 00°11'52" W), a distance of 180.16 feet; thence North 02 degrees 51 minutes 18 seconds East (N 02°51'18" E), a distance of 75.11 feet; thence North 00 degrees 11 minutes 52 seconds West (N 00°11'52" W), a distance of 210.17 feet; thence North 45 degrees 05 minutes 56 seconds West (N 45°05'56" W), a distance of 28.33 feet; thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 80.60 feet to the West line of Lodgepole Subdivision, as recorded in Plat Book 11, Page 314; thence North 00 degrees 15 minutes 36 seconds West (N 00°15'36" W), a distance of 44.00 feet along said line; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 80.65 feet; thence North 44 degrees 54 minutes 04 seconds East (N 44°54'04" E), a distance of 28.24 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 44.00 feet; thence South 45 degrees 05 minutes 56 seconds East (S 45°05'56" E), a distance of 28.33 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 166.05 feet to a point on the East line of the W1/4 SE1/4 SE1/4; thence South 00 degrees 12 minutes 52 seconds East (S 00°12'52" E), a distance of 549.00 feet along said line to a point on the North right-of-way of F Road; thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 253.80 feet along said North right-of-way to the TRUE POINT OF BEGINNING; Said parcel containing 3.062 acres as described.

That said owners have caused the said real property to be laid out and surveyed as SHADOWBROOK SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do 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 dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and also those portions of said real property which are labeled as irrigation and drainage facilities, with further right of ingress and egress to and from the above described utility easements. Such easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, Superior Development, Inc., have caused their names to be hereunto subscribed this 15th day of July, A.D., 1994.

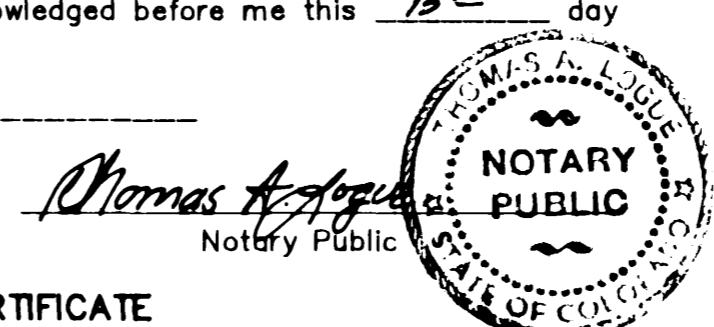
By: Leeds J. Foyl President  
By: Tom L. Geist Secretary

STATE OF COLORADO)ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15th day of July, A.D., 1994.

My Commission Expires 11/20/97

Witness my hand and official seal



### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of July, A.D., 1994, by the County Planning Commission of the County of Mesa, State of Colorado.

Thomas A. Geist  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 15th day of July, A.D., 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Thomas A. Geist  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:33 o'clock P. M., JULY 17, A.D., 1994.

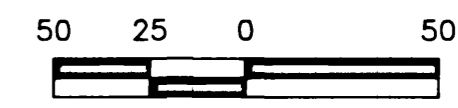
and was duly recorded in Plat Book No. 14 Page No. 252

Receipt #1683401  
J. Brewer AAM  
Fee \$10.00

By: Monika Todd Clerk and Recorder  
By: Barkana A. Brown Deputy



SCALE: 1" = 50'



### LEGEND

- MESA COUNTY OR BLM SURVEY MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND PROPERTY CORNER AS NOTED

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

### BASIS OF BEARINGS

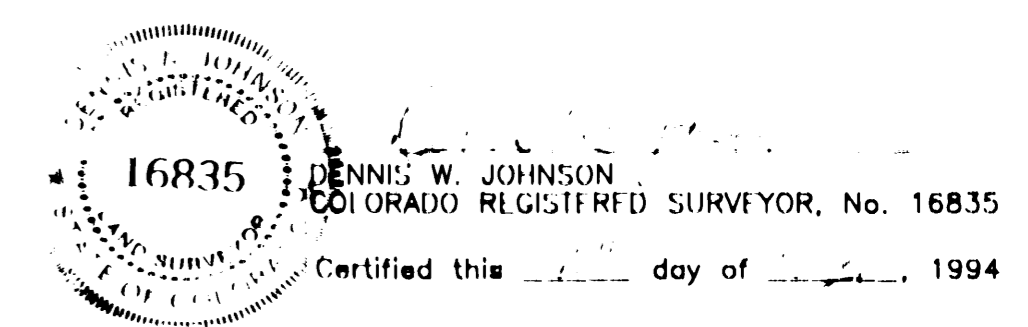
Basis of bearings assume the South line of the SE1/4 SE1/4 of Section 4 to bear S 90°00'00" W, 1320.90 feet. Both monuments on this line are BLM or Mesa County Monuments as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by First American Title Company - Title policy No. 113410

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of SHADOWBROOK SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.



BENCHMARK: East Edge Storm Sewer Manhole Rim Elevation = 4716.24

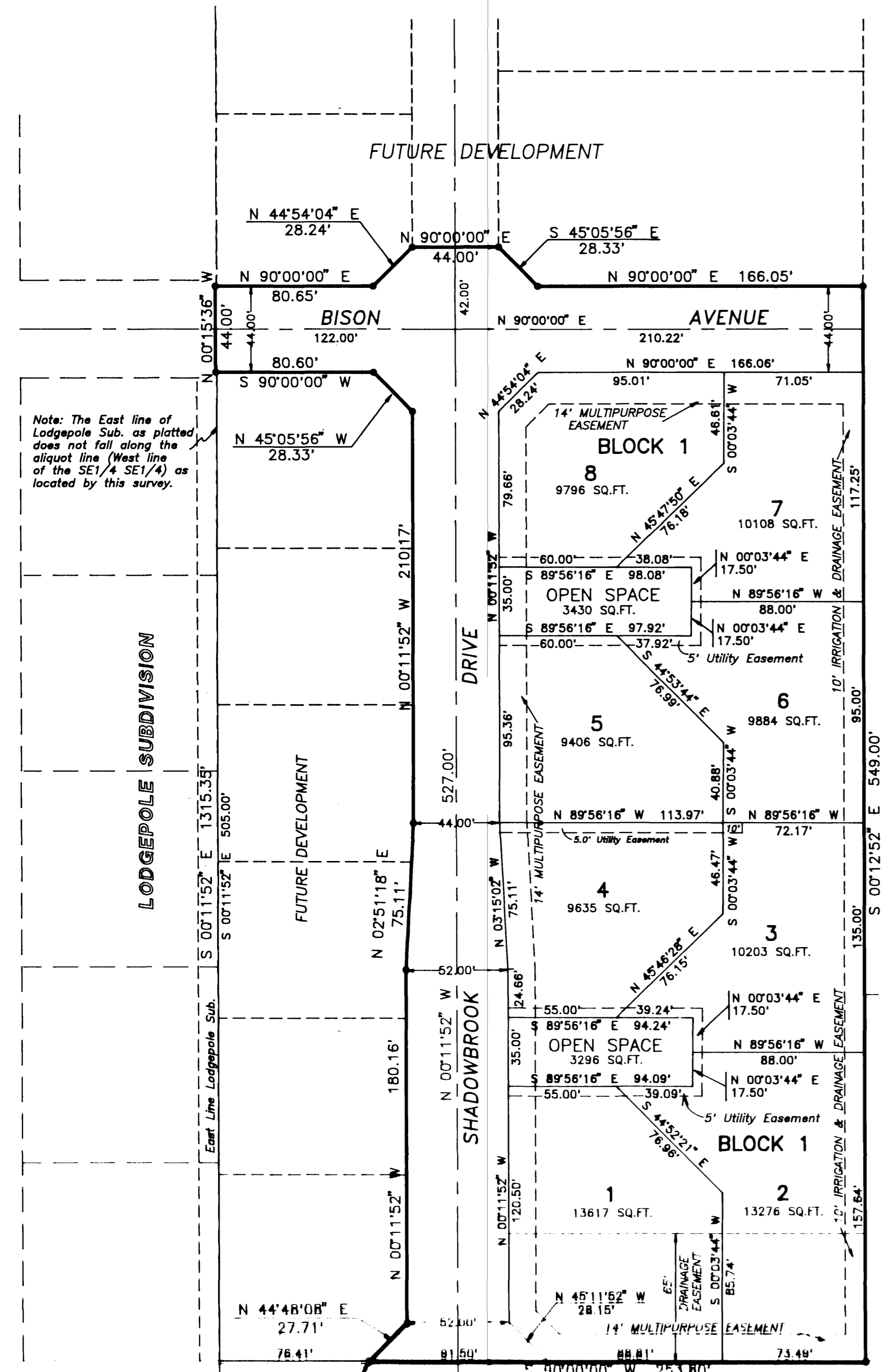
Located in the SE 1/4 SE 1/4 Section 4, T1S, R1E, UTE M.

**SHADOWBROOK SUBDIVISION**  
A PART OF THE SE 1/4 SE 1/4 SECTION 4, T1S, R1E, UTE MERIDIAN, MESA COUNTY, CO

Professional Surveying Services  
P.O. BOX 4506  
Grand Junction, CO 81502  
303-241-3841

SUR. BY: JF/LD DRAWN BY: DWJ  
JOB NO. 9365 SHEET 1 OF 1

SE 1/16 CORNER SECTION 4 FOUND 3" BRASS CAP Mesa County Survey Marker



Note: The East line of Lodgepole Sub. as platted does not fall along the aliquot line (West line of the SE1/4 SE1/4) as located by this survey.

SECTION 4 SECTION 9  
E 1/16 CORNER T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO Mesa County Survey Marker

BENCHMARK: East edge Storm Sewer Manhole Rim Elevation=4716.24

SE CORNER SECTION 4 T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO Mesa County Survey Marker

| LINE TABLE |               |       |  |
|------------|---------------|-------|--|
| L1         | N 00°03'44" E | 7.50' |  |
| L2         | N 00°03'44" E | 7.50' |  |
| L3         | N 00°03'44" E | 7.50' |  |
| L4         | N 00°03'44" E | 7.50' |  |

| MINIMUM SETBACK REQUIREMENTS |         |            |  |
|------------------------------|---------|------------|--|
| PRINCIPAL BUILDING           |         |            |  |
| Front                        | 20 Feet |            |  |
| Side                         | 10 Feet |            |  |
| Rear                         | 20 Feet |            |  |
| ACCESSORY BUILDING           |         |            |  |
| Front                        | Rear    | 1/2 of Lot |  |
| Side                         | 5 Feet  |            |  |
| Rear                         | 5 Feet  |            |  |

| AREA SUMMARY |               |
|--------------|---------------|
| LOTS         | = 1.973 Acres |
| OPEN SPACE   | = 0.154 Acres |
| ROAD ROW     | = 0.935 Acres |
| TOTAL        | = 3.062 Acres |