

SHADOWBROOK SUBDIVISION

FILING NO. TWO

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 SE 1/4 of the SE 1/4 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, Page 820.)

Commencing at the Southwest corner of the SE 1/4 SE 1/4 of Section 4, (a Mesa County Brass Cap) from whence the Southeast corner of the SE 1/4 SE 1/4 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 North 00 degrees 15 minutes 36 seconds West (N 00°15'36" W), a distance of 599.01 feet along the east line of Lodgepole Subdivision, as recorded in Plat Book 11, Page 314, of the Mesa County Clerk and Recorders Records, to the TRUE POINT OF BEGINNING;
 thence North 00 degrees 15 minutes 36 seconds West (N 00°15'36" W), a distance of 404.56 to the south line of the Palisade Irrigation Company Price Ditch right-of-way; thence along said right-of-way North 87 degrees 35 minutes 33 seconds East (N 87°35'33" E), a distance of 331.26 feet;
 thence South 00 degrees 12 minutes 52 seconds East (S 00°12'52" E), a distance of 418.48 feet to the north line of Shadowbrook Subdivision as recorded in Plat Book 14, Page 252, of the Mesa County Clerk and Recorders Records; thence along said north line the following courses:
 South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 166.05 feet; North 45 degrees 05 minutes 56 seconds West (N 45°05'56" W), a distance of 28.33 feet; South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 44.00 feet; South 44 degrees 54 minutes 04 seconds West (S 44°54'04" W), a distance of 28.24 feet; South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 80.65 feet to the TRUE POINT OF BEGINNING. Said parcel containing 3.096 acres of land as described.

That said owners have caused the said real property to be laid out and surveyed as SHADOWBROOK SUBDIVISION, FILING NO. TWO, 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 24th day of October, A.D., 1995.

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



STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24th day of October, A.D., 1995.

My Commission Expires 11/25/95

Witness my hand and official seal E. J. Wamboldt
 Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of October, A.D., 1995, by the County Planning Commission of the County of Mesa, State of Colorado.

Mike E. Denny
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of October, A.D., 1995, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Monica Todd
 Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:44 o'clock P.M., 22nd November, A.D., 1995 and was duly recorded in Plat Book No. 15 Page No. 9 Drazer BB74
 Recept 1737356 Fee \$ 10.00 + 1.00

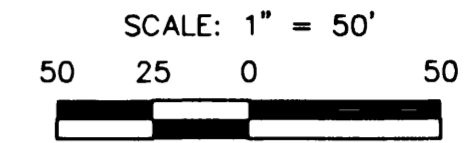
Monica Todd
 Clerk and Recorder

By: Keith East
 Deputy

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of SHADOWBROOK SUBDIVISION, FILING NO. TWO 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.

Certified this 23 day of Oct, 1995



LEGEND

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

BASIS OF BEARINGS

Basis of bearings assume the South line of the SE 1/4 SE 1/4 of Section 4 to bear N 90°00'00" E, 1320.90 feet. Both monuments on this line are BLM or Mesa County Survey Markers 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".

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	=	2.555 Acres
OPEN SPACE	=	0.147 Acres
ROAD ROW	=	0.394 Acres
TOTAL	=	3.096 Acres

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.



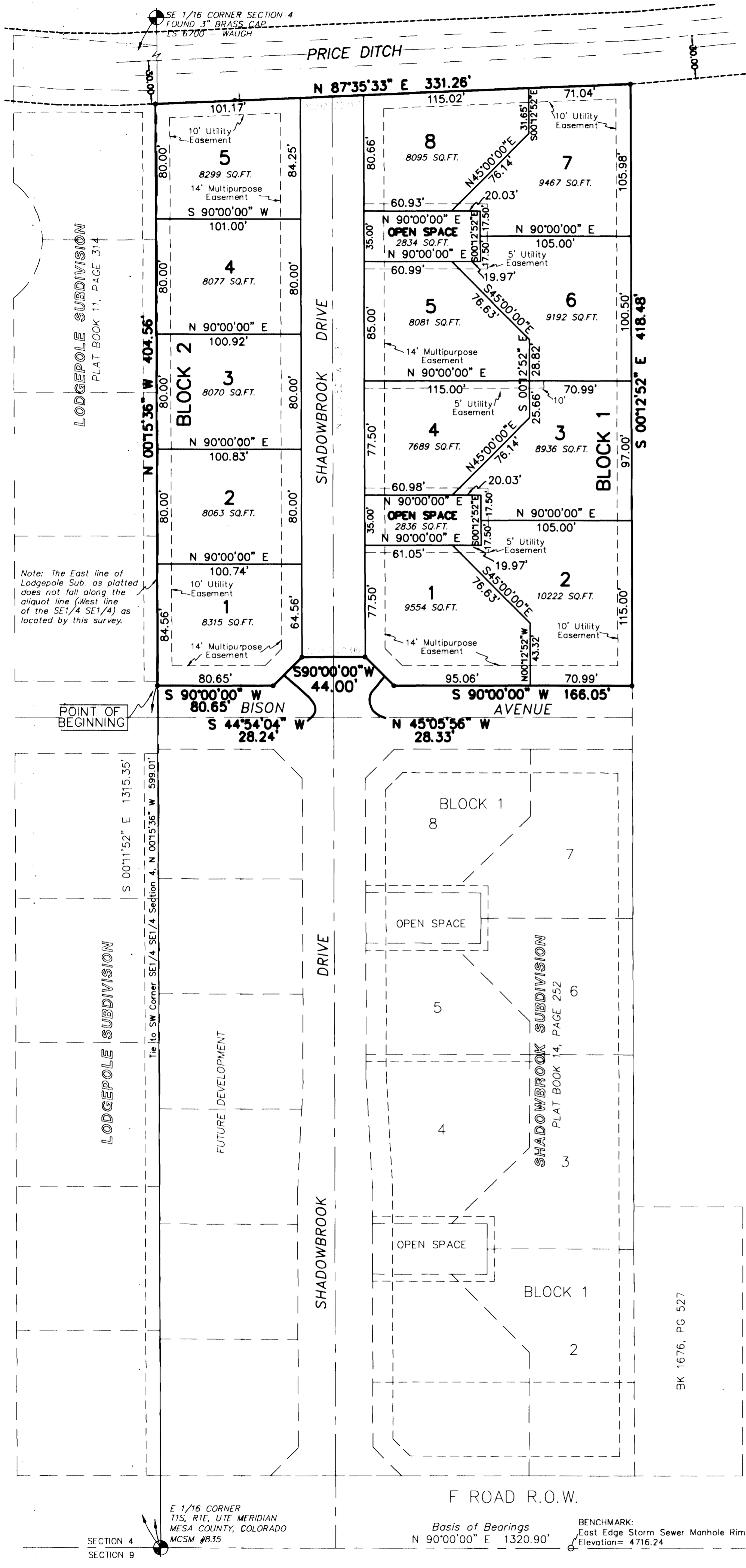
16835

DENNIS W. JOHNSON
 PROFESSIONAL SURVEYING SERVICES
 P.O. BOX 4506
 GRAND JUNCTION, CO 81502
 303-241-3841

SHADOWBROOK SUBDIVISION
FILING NO. TWO
 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: <u>LD/BH</u>	DRAWN BY: <u>DWJ/RSK</u>
JOB NO. <u>95048</u>	SHEET <u>1</u> OF <u>1</u>



SE CORNER SECTION 4
 T1S, R1E, UTE MERIDIAN
 MESA COUNTY, COLORADO
 MCSM #56 (Unreadable)

Basis of Bearings
 N 90°00'00" E 1320.90'
 BENCHMARK:
 East Edge Storm Sewer Manhole Rim
 Elevation = 4716.24

SECTION 4
 SECTION 9