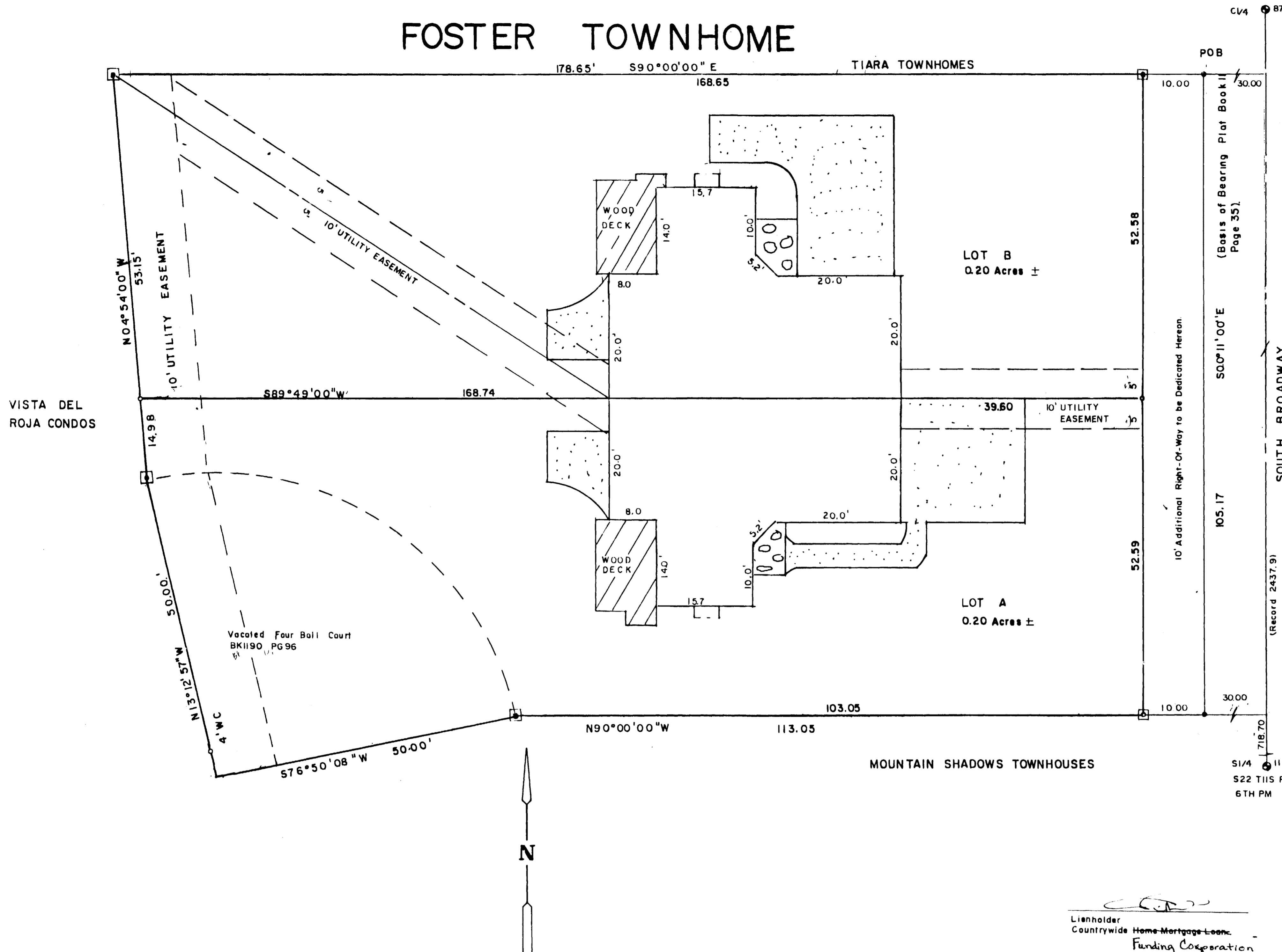


# FOSTER TOWNHOME



DEDICATION:  
 KNOW ALL MEN THESE PRESENTS:  
 THAT the undersigned Keith E. Foster, Margie A. Foster, Tina L. Foster-Weaver and Robert L. Weaver are the Owners of that real property as described in Book 226 at Page 483 in the Mesa County Clerk and Recorder's Office, said real property being described as follows:

Lot 5, Block 5, Together with that part of vacated Four Ball Court described as follows: Beginning at the common lot corner of Lots 5 and 6 in said Block 5 adjacent to Four Ball Court; thence Southeasterly to the center of Four Ball Court; thence Northeastly to the common lot corner for Lots 3 and 5 in said Block 5 adjacent to Four Ball Court; thence along the Southwesterly lot line of said Lot 5 to the Point of Beginning; All in Tiara Rado Subdivision.

Said real property being more particularly described as follows: Beginning at the Northeast corner of Lot 5 in Block 5 of Tiara Rado Subdivision whose East line is recorded as bearing 80°11'E in Plat Book 11 at Page 35 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence 80°11'00"E 105.17 feet to the Southeast corner of said Lot 5; thence N90°00'00"W 113.05 feet to the Southwest corner of said Lot 5; thence S76°50'08"W 50.00 feet to the center of vacated Four Ball Court; thence N13°12'57"W 50.00 feet to the Southwest corner of said Lot 5; thence N04°54'00"W 68.13 feet to the Northwest corner of said Lot 5; thence S90°00'00"E 178.65 feet to the Point of Beginning, Mesa County, Colorado.

That said Owners have caused and the said real property to be replated and laid out as FOSTER TOWNHOUSE, a subdivision of a part of Mesa County, Colorado.

That said Owners do hereby dedicate and set apart all of the street and roads on the accompanying plat to the use of the public forever and hereby dedicates to the Public Utilities those portions of the said real property which are labeled utility easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities; irrigation, and drainage facilities, including but not limited to electrical lines gas lines, cable TV and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in reasonable and prudent manner.

That all expenses for street paving or improvements shall be born by the seller or purchaser, not by Mesa County.

IN WITNESS WHEREOF said Owners have caused their names to be hereto subscribed this 18th day of July AD 1995.

Keith E. Foster  
 Margie A. Foster  
 Tina L. Foster-Weaver  
 Robert L. Weaver

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 18th day of July AD 1995.

My commission expires Jan 31, 1999 witness my hand and seal.

Maureen O'Leary  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:51 PM on this 21st day of November AD 1995 and is duly recorded as Reception No. 1737262 in Plat Book 15 at Page 7.

Maureen O'Leary  
 Clerk and Recorder  
Carol Zink  
 Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of November AD 1995  
 County Planning Commission, Mesa County, Colorado.

John E. Gamm  
 Chairperson

BOARD OF COUNTY COMMISSIONERS

Approved this 21st day of November AD 1995.  
 Board of County Commissioners, Mesa County, Colorado.

Sarah B. Senora  
 Chairperson

Countrywide Home Mortgage Lending Corporation  
 Lender  
 Countrywide Home Mortgage Lending Corporation  
 Funding Corporation

SURVEYOR'S CERTIFICATE:  
 I Cecil D. Castor, do hereby certify that the accompanying plat of FOSTER TOWNHOME a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and represent a field survey of the same.

6/21/95  
 Date

Cecil D. Castor  
 Cecil D. Castor  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943

- 0 10 20'  
 SCALE 1"=10'
- FOUND No. 5 REBAR
  - SET No. 5 REBAR and CAP "MONUMENT PLS 24943"
  - ◻ SET CONCRETE AROUND MONUMENT
  - WC= WITNESS CORNER
  - MESA COUNTY SURVEY MARKER

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 the certification shown hereon.



Monument Surveying Co.  
 755 Flood Avenue  
 Grand Junction, CO 81501  
 (303) 245-4189 FAX (303) 245-4674

FOSTER TOWNHOME  
 A Replat of Lot 5, Block 5 TIARA RADO SUBDIVISION.  
 Located in the SW1/4, Sec. 22, T11S, R101W, 6TH PM

DESIGNED \_\_\_\_\_ FIELD APPROVAL \_\_\_\_\_  
 DRAWN KLS \_\_\_\_\_ TECHNICAL APPROVAL \_\_\_\_\_  
 CHECKED \_\_\_\_\_ APPROVED \_\_\_\_\_

PREPARED FOR: MARGE FOSTER JOB NO: \_\_\_\_\_