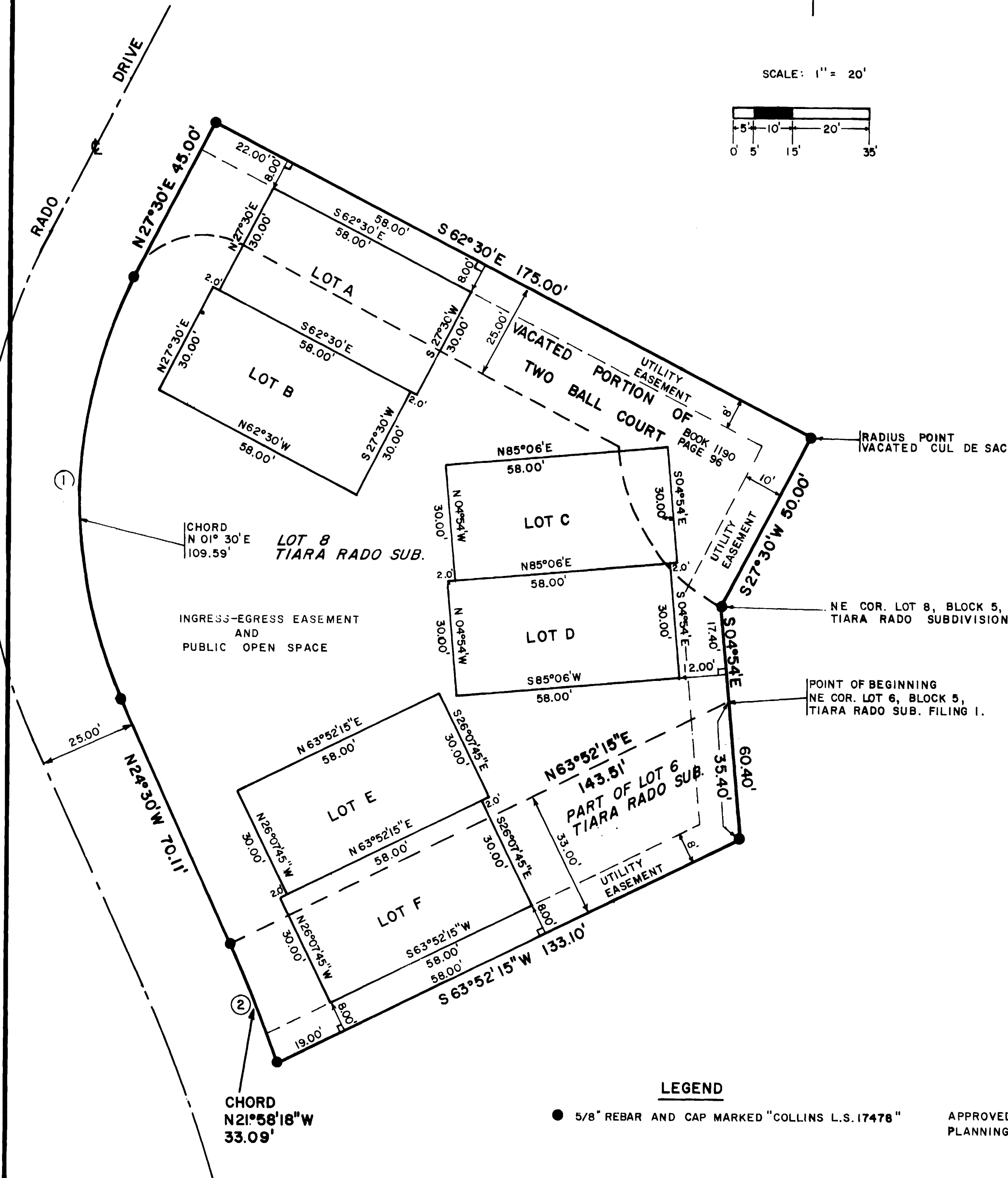
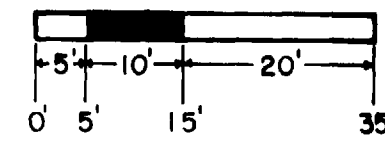


MONUMENT SHADOWS SUBDIVISION
(TOWNHOMES)



SCALE: 1" = 20'



CURVE	DELTA	RADIUS	TANGENT	L
①	52°00'	125.00'	73.16'	136.14'
②	5°03'24"	375.00'	16.56'	33.10'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED JOSEPH T. SINCLAIR, G. WILLIAM HOOVER, AND JAMES B. QUICK ARE JOINT OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND BEING A PART OF BLOCK 5 OF THE TIARA RADO SUB. AS SHOWN ON THE ACCOMPANYING PLAT, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL IN FILING ONE, TIARA RADO SUB. LOT 8, BLOCK 5, TIARA RADO SUB. AND A PART OF LOT 6, BLOCK 5, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE; S 04°54'E 35.40'; THENCE; S 63°52'15"W 133.10'; THENCE; NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00' AND A CHORD THAT BEARS N 21°58'18"W 33.09'; THENCE; N 63°52'15"E 143.51' TO THE POINT OF BEGINNING; AND TOGETHER WITH THAT PART OF THE VACATED STREET AND CUL DE SAC KNOWN AS "TWO BALL COURT" ADJACENT TO SAID LOT 8 AND MORE CLOSELY DESCRIBED AS BEGINNING AT THE RADIUS POINT OF SAID CUL DE SAC; THENCE; S 27°30'W 50.00'; THENCE; NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00' AND A CHORD THAT BEARS N 32°30'W 50.00'; THENCE; N 62°30'W 111.70'; THENCE; S 27°30'E 45.00'; THENCE; NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00' AND A CHORD THAT BEARS S 72°30'W 28.28'; THENCE; N 27°30'E 45.00'; THENCE; S 62°30'E 175.00' TO THE POINT OF BEGINNING. ALL LOCATED IN BLOCK 5 OF TIARA RADO SUB., MESA COUNTY, COLORADO.

THAT SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS MONUMENT SHADOWS, A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.

THAT SAID OWNERS DO 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 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. THE AREAS SHOWN AS INGRESS, EGRESS AND UTILITY EASEMENTS ARE DEDICATED TO THE OWNERS OF THE PROPERTY WITHIN MONUMENT SHADOWS FOR PERPETUAL INGRESS AND EGRESS FOR THEMSELVES AND THE GENERAL PUBLIC, INCLUDING POSTAL SERVICE, TRASH, FIRE, POLICE AND EMERGENCY VEHICLES. ALSO, THE AREAS SHOWN AS PRIVATE OPEN SPACE ARE DEDICATED TO THE OWNERS OF THE PROPERTY WITHIN MONUMENT SHADOWS FOR RECREATIONAL AND ESTHETIC PURPOSES AS DETERMINED APPROPRIATE BY SAID OWNERS.

THAT ALL EXPENSES 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 9th DAY OF March, A.D., 1982.

Joseph T. Sinclair
JOSEPH T. SINCLAIR

G. William Hoover
G. WILLIAM HOOVER

James B. Quick
JAMES B. QUICK

STATE OF COLORADO)
COUNTY OF MESA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF May, A.D., 1982 BY JOSEPH T. SINCLAIR, G. WILLIAM HOOVER AND JAMES B. QUICK, JOINT OWNERS.

MY COMMISSION EXPIRES 6/20/83. WITNESS MY HAND AND OFFICIAL SEAL. Maryanne A. Wilson
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

RECEPTION NO. 1298654

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:05 O'CLOCK P.M. THIS 28 DAY OF JULY, A.D., 1982, AND IS DULY RECORDED IN PLAT BOOK NO. 13, PAGE 67. U-47

Earl Sawyer
CLERK AND RECORDER

Mary Baker
DEPUTY

FEES: 10.00

COUNTY BOARD OF COMMISSIONERS CERTIFICATE

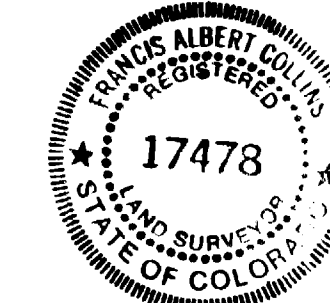
APPROVED THIS 14th DAY OF June, A.D., 1982. BOARD OF COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

J. P. White
CHAIRMAN

SURVEYORS CERTIFICATE

I, FRANCIS A. COLLINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF MONUMENT SHADOWS, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Francis A. Collins
FRANCIS A. COLLINS
REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. L.S.17478



COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 22 DAY OF June, A.D., 1982. PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

J. S. Kenner
CHAIRMAN

THE DECLARATION OF COVENANTS AND RESTRICTIONS REFERRED TO IN THE DEDICATION ARE RECORDED IN BOOK 959 AT PAGE 79. AMENDMENT TO COVENANTS BOOK 1280, PAGE 454.

DATE: 3/09/82

UTILITIES COORDINATING COMMITTEE

Thomas P. Leach 3/15/1982
CHAIRMAN DATE

MONUMENT SHADOWS SUBDIVISION

SURVEY IT

BOX 181, CLIFTON, COLO.	
SURVEYED BY <u>R.A.C.</u>	DATE SURVEYED
CHECKED BY <u>R.A.C.</u>	DATE CHECKED
REVISION	SCALE: 1" = 20'