

COUNTRY MEADOWS FILING THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, STANLEY E. BELL, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2265 at Page 338 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 NW1/4 Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, **SAD** property being described as follows:

Commencing at the NE corner of G.L.O. Lot 4 Section 15, Township 11 South, Range 101W, 6th Principal Meridian, a 3/4" rod with a 3" aluminum cap, and considering the East line of INDEPENDENCE VALLEY SUBDIVISION FILING NO. ONE to bear S00°28'13"W and all bearings contained herein to be relative thereto; thence S00°28'13"W 1098.77 feet along the East line of INDEPENDENCE VALLEY SUBDIVISION to the NW1/6 corner of Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian to the POINT OF BEGINNING; thence N00°28'13"E 610.36 feet; thence S74°50'06"E 158.36 feet; thence 49.69 feet along the arc of a curve to the right with a radius of 171.00 feet and whose arc bears N23°29'24"E 49.52 feet; thence S58°11'07"E 143.00 feet; thence S34°49'06"E 231.26 feet; thence S55°10'54"W 17.00 feet; thence S34°49'06"E 117.73 feet; thence 30.03 feet along the arc of a curve to the right with a radius of 179.00 feet and whose chord bears S55°06'19"W 29.99 feet; thence S30°05'21"E 42.00 feet; thence S36°58'02"E 85.81 feet; thence S00°00'00"E 125.65 feet; thence N89°27'47"W 532.51 feet to the Point of Beginning, containing 5.85 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as COUNTRY MEADOWS FILING THREE, a subdivision of a part of Mesa County, State of Colorado.

That said owner does 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 Multi-purpose 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 12<sup>TH</sup> day of NOVEMBER, A.D., 1996.

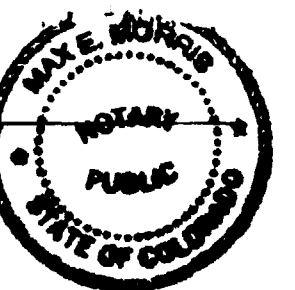
STANLEY E. BELL

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 12<sup>TH</sup> day of Nov., A.D., 1996 by STANLEY E. BELL.

My commission expires:

Notary Public



ENCUMBRANCE'S RATIFICATION AND APPROVAL

The undersigned holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of COUNTRY MEADOWS FILING THREE.

John I. Schumacher

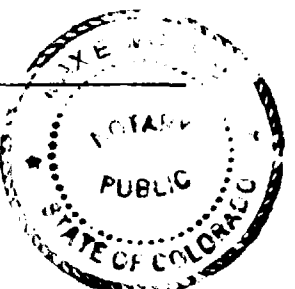
Katherine Louise Schumacher

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 15<sup>TH</sup> day of Nov., A.D., 1996, by John I. Schumacher & Katherine Louise Schumacher.

My commission expires:

Notary Public



STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 4:07 o'clock P.M. this 3<sup>rd</sup> day of December A.D., 1996 and is duly recorded in Plat Book No. 15, Page 209

Reception No. 1780176 Drawer No. CC107 Fee \$102.12

Monika Todd  
Mesa County Clerk & Recorder

Alicy Hummel  
Deputy Clerk

Approved this 26<sup>th</sup> day of Nov., A.D., 1996, County Planning Commission of the County of Mesa, Colorado.

Thomas R. Butts  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 2<sup>nd</sup> day of December, A.D., 1996 Board of County Commissioner's of the County of Mesa, Colorado.

Kathryn H. Hall  
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of COUNTRY MEADOWS FILING THREE, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

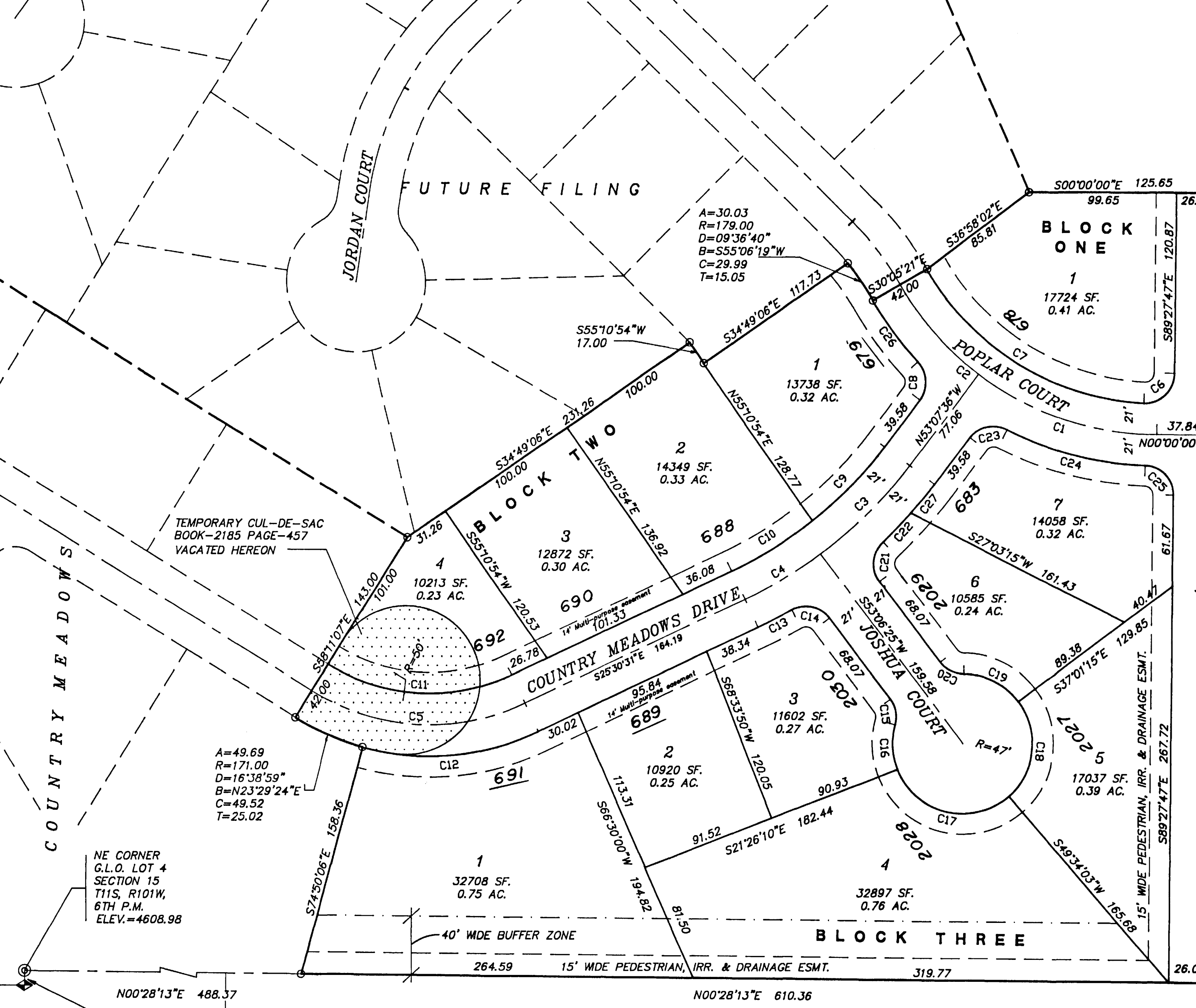
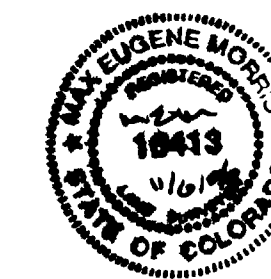
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

11/6/96  
Date

COUNTRY MEADOWS FILING THREE

FINAL PLAT

SITUATED IN THE SE1/4 SECTION 35, T11N, R21W, U.M. & LOT 3 SECTION 15, T11S, R101W, 6th P.M.		
FOR: ABELOE	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB MF DRAWN BY: VAP MEM ACAD ID: CM3FIN SHEET NO. 1 of 1 FILE: 96097
SCALE: 1" = 50' FT	DATE: 10/11/96 - 11/22/96	



INDEPENDENCE VALLEY SUB FILING NO. 1

NE CORNER G.L.O. LOT 4 SECTION 15 T11S, R101W, 6TH P.M. ELEV.=4608.98

SW CORNER G.L.O. LOT 3 NW 1/16TH COR. SECTION 15 T11S, R101W, 6TH P.M.

40' WIDE BUFFER ZONE

15' WIDE PEDESTRIAN, IRR. & DRAINAGE ESMT.

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
  - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE FOR BOUNDARY
  - ◆ FOUND 1" PIPE WITH 2" BRASS CAP
  - ◎ FOUND 3/4" ROD WITH 3" ALUMINUM CAP SET IN CONC. ROLLAND ENGR. - L.S. 24943
  - ⊕ FOUND GLO MONUMENT
  - └ NO. 5 RE-BAR W/CAP L.S. 16413 TO BE SET AT ALL LOT CORNERS

AREA SUMMARY

SET BACKS	FRONT = 30' ON BASELINE DRIVE	FRONT = 25' ON LOCAL STREETS	SIDE YARD = 15'	REAR YARD = 25'	LOTS ADJOINING INDEPENDENCE VALLEY HAVE A 40' WIDE BUFFER ZONE
LOTS = 4.56 ACRES = 78%					
ROADS = 1.29 ACRES = 22%					
TOTAL = 5.85 ACRES = 100%					

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00	128.71	126.50	N18°26'12"E	36°52'24"	66.67
C2	200.00	80.42	79.88	N48°23'31"E	23°02'15"	40.76
C3	200.00	34.12	34.08	N41°45'37"E	09°46'27"	17.10
C4	300.00	85.00	84.72	N45°00'36"W	16°14'02"	42.79
C5	300.00	59.61	59.51	N31°12'03"W	11°23'04"	29.90
C6	150.00	150.07	143.89	N03°09'11"E	57°19'24"	81.99
C7	20.00	32.21	28.84	N43°19'35"W	92°16'25"	20.81
C8	179.00	178.39	171.10	N31°21'38"E	57°06'01"	97.39
C9	20.00	28.00	25.77	N86°46'15"E	80°12'18"	16.84
C10	279.00	69.88	69.69	N45°57'06"E	14°21'00"	35.12
C11	279.00	64.61	64.46	N32°08'34"W	13°16'05"	32.45
C12	129.00	129.06	123.75	N03°09'11"E	57°19'24"	70.51
C13	171.00	121.39	118.86	N05°10'18"W	40°40'25"	63.38
C14	321.00	25.09	25.09	N27°44'53"W	04°28'43"	12.55
C15	20.00	29.01	26.53	S11°33'35"W	83°05'40"	17.72
C16	20.00	18.25	17.62	N79°14'31"E	52°16'12"	9.81
C17	47.00	30.20	29.68	N86°58'14"E	36°48'47"	15.64
C18	47.00	70.02	71.11	N45°27'08"E	110°13'25"	67.40
C19	47.00	42.77	41.31	S84°20'25"E	85°21'40"	43.34
C20	20.00	18.25	17.62	S26°54'29"W	52°08'32"	23.00
C21	20.00	29.01	26.53	N26°58'19"E	52°16'12"	9.81
C22	321.00	27.25	27.25	S85°20'45"E	83°05'40"	17.72
C23	20.00	28.00	25.77	N46°13'52"W	04°51'53"	13.64
C24	221.00	96.59	95.82	S13°01'28"E	80°12'18"	16.84
C25	20.00	30.89	27.91	N14°33'27"E	25°02'30"	49.08
C26	221.00	51.08	50.97	S46°17'12"W	88°30'01"	19.48
C27	321.00	25.01	25.00	N53°17'22"E	13°14'33"	25.65
				S50°53'42"E	04°27'48"	12.51