

COUNTRY MEADOWS FILING TWO

KNOW ALL MEN BY THESE PRESENTS. DEDICATION

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 of Page 337 of the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 NW 1/4 Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, and in the SW 1/4 SE 1/4 of Section 35, Township 1 North, Range 2 West, of the Ute Meridian Mesa County, Colorado as shown on the accompanying plat, said 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 SW 1/16 corner of Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, thence S89°27'47"E 937.50 feet, thence N00°01'17"E 903.69 feet to the POINT OF BEGINNING, thence S89°39'10"W 235.31 feet, thence 169.88 feet along the arc of a curve to the right with a radius of 522.00 feet, and whose chord bears N81°01'27"W 169.13 feet, thence N187°56'E 44.00 feet, thence 112.78 feet along the arc of a curve to the right with a radius of 478.00 and whose chord bears N64°56'36"W 112.50 feet; thence N58°11'04"W 81.38 feet, thence N26°01'18"E 282.52 feet, thence N00°00'00"E 133.47 feet, thence S80°29'07"E 85.48 feet, thence 28.09 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S40°14'33"E 25.84 feet, thence S89°36'41"E 42.00 feet, thence 28.07 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N40°12'18"E 25.82 feet, thence 90.54 feet along the arc of a curve to the left with a radius of 221.00 feet and whose chord bears N68°40'27"E 89.90 feet, thence S03°31'47"E 224.73 feet, thence N86°28'54"E 187.95 feet, thence S00°01'17"W 356.50 feet to the Point of Beginning, containing 5.04 Acres as described

That said owner has caused the said real property to be laid out and surveyed as COUNTRY MEADOWS FILING TWO, 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.

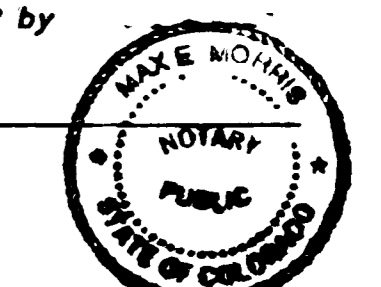
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 12TH day of NOVEMBER, A.D., 1996

STANLEY E BELL

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

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

My commission expires 11/16/1999
Notary Public



ENCUMBRANCE'S RATIFICATION AND APPROVAL

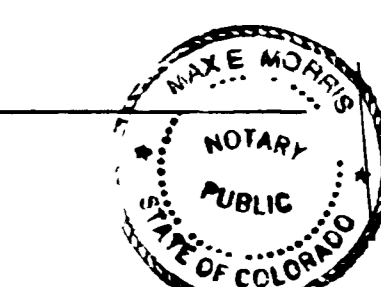
The undersigned holds a trust deed of trust on the herein described real property, and hereby ratifies and approves this plat of COUNTRY MEADOWS FILING TWO

John I Schumacher
Katherine Louise Schumacher
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 15TH day of Nov., A.D., 1996 by John I Schumacher & Katherine Louise Schumacher

My commission expires 11/16/1999
Notary Public



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

I hereby certify that this instrument was filed in my office at 4:07 o'clock P.M. this 3RD day of

December, A.D., 1996 and is duly recorded in Plat Book No 15, Page 208

Reception No. 178074
Mona Todd
Mesa County Clerk & Recorder
Drawer No. CC 106
Deputy Clerk
County Planning Commission Certificate
Fee \$10.00

Approved this 26 day of March, A.D., 1996 County Planning Commission of the County of Mesa, Colorado

Thomas R. Bantz
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 2nd day of March, A.D., 1996 Board of County Commissioners of the County of Mesa, Colorado

Kathryn K Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of COUNTRY MEADOWS FILING TWO, 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 TWO

FINAL PLAT

SITUATED IN THE SE 1/4 SECTION 35, T11N, R2W, 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
SCALE 1" = 50 FT	SURVEYED BY SB MF DRAWN BY VAP MEM ACAD ID CM2FIN SHEET NO 1 of 1 FILE 96097
DATE 11/5/96-11/22/96	

