

# COUNTRY MEADOWS

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned, Chaparral West, Inc., is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2086 at Pages 742 thru 743 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, and in the SW1/4 SE1/4 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:

Beginning at the NE corner of 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 N89°56'37"W 9.92 feet to the S1/4 corner of Section 35, Township 1 North, Range 2 West, Ute Meridian, a 1" pipe with a 2" Brass cap found in place, thence N00°03'11"E 442.38 feet along the West line of the SE1/4 Section 35, TIN, R2W, U.M.; thence S57°56'05"E 221.54 feet; thence N30°41'20"E 90.00 feet; thence 63.19 feet along the arc of a curve to the left with a radius of 171.00 feet and whose chord bears S69°53'53"E 62.84 feet; thence S80°29'07"E 40.45 feet; thence S34°15'06"E 28.89 feet; thence S82°42'46"E 42.13 feet; thence 30.64 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N55°37'41"E 133.47 feet; thence S80°29'07"E 79.86 feet; thence S00°00'00"E 133.47 feet; thence S26°01'18"W 282.52 feet; thence 12.11 feet along the arc of a curve to the right with a radius of 622.00 feet and whose chord bears S58°44'34"E 12.10 feet; thence S58°11'07"E 81.38 feet; thence 112.76 feet along the arc of a curve to the left with a radius of 478.00 feet and whose chord bears S64°56'36"E 112.50 feet; thence S18°17'56"W 44.00 feet; thence S31°48'53"W 448.28 feet; thence N58°11'07"W 143.00 feet; thence 49.69 feet along the arc of a curve to the left with a radius of 171.00 feet and whose chord bears S23°29'24"W 49.52 feet; thence N74°50'06"W 158.36 feet to the East line of INDEPENDENCE VALLEY SUBDIVISION FILING NO. ONE; thence N00°28'13"E 488.37 feet to the point of beginning, containing 9.08 Acres as described.

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

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 14th day of November, A.D., 1995.

*Ronald Abeloe*  
CHAPARRAL WEST, INC., RONALD ABELOE, President

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 14th day of November, A.D., 1995 by Ronald Abeloe, President of Chaparral West, Inc.

July 28, 1999  
My commission expires:

*Tracy Biddy*  
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.

*John I. Schumacher*  
John I. Schumacher

*Katherine Louise Schumacher*  
Katherine Louise Schumacher

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing Encumbrance's Ratification and Approval was acknowledged before me this 14th day of November, A.D., 1995, by John I. Schumacher & Katherine Louise Schumacher.

July 28, 1999  
My commission expires:

*Tracy Biddy*  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 2:28 o'clock P. M. this 21st day of November, A.D., 1995 and is duly recorded in Plat Book No. 75, Page 6 DRAWER B871 RECEIPT # 1737242

*Monica Jode* Clerk & Recorder  
*Carol Lytle* Deputy Clerk  
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of November, A.D., 1995 County Planning Commission of the County of Mesa, Colorado.

*Max E. Morris*  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 20th day of November, A.D., 1995 Board of County Commissioner's of the County of Mesa, Colorado.

*Sarah B. Tenora*  
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of COUNTRY MEADOWS, 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*  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

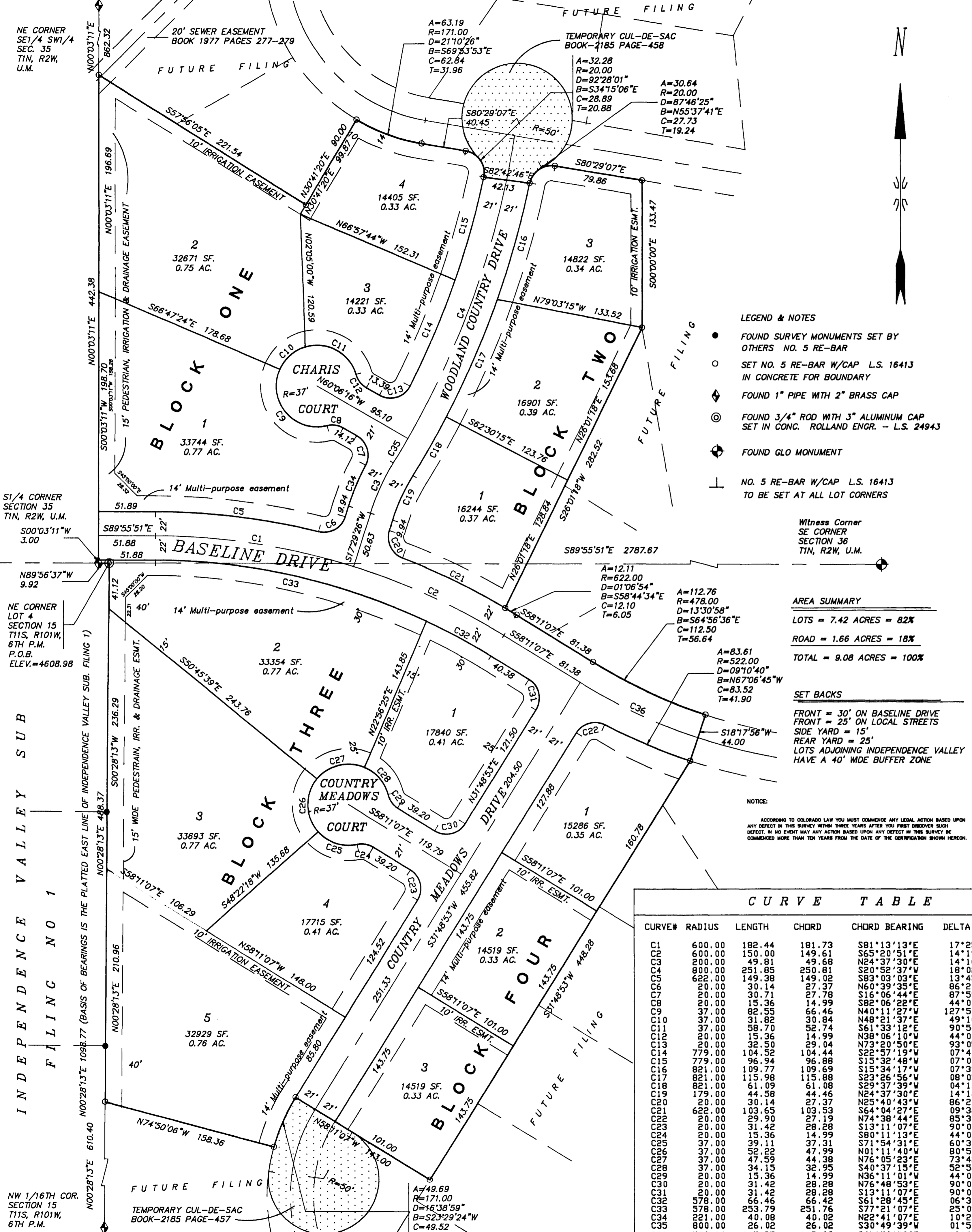
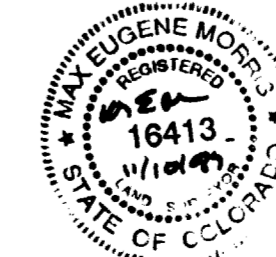
11/10/95  
Date

## COUNTRY MEADOWS

### FINAL PLAT

SITUATED IN THE SE1/4 SECTION 35, T1N, 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	SURVEYED BY: SB MF
SCALE: 1"=50' FT		DRAWN BY: MEM DM
DATE: 11/10/95		ACAD ID: CM1FIN
		SHEET NO.
		FILE: 94125



- 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

Witness Corner  
SE CORNER  
SECTION 36  
T1N, R2W, U.M.

AREA SUMMARY

LOTS = 7.42 ACRES = 82%
ROAD = 1.66 ACRES = 18%
TOTAL = 9.08 ACRES = 100%

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

NOTE:  
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.

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	600.00	182.44	181.73	S81°13'13"E	17°25'17"	91.93
C2	600.00	150.00	149.61	S65°20'51"E	14°19'27"	75.39
C3	200.00	49.81	49.68	N24°37'30"W	14°16'08"	25.03
C4	800.00	251.85	250.81	S20°52'37"W	18°02'14"	126.97
C5	622.00	149.38	149.02	S83°03'03"E	13°45'35"	75.05
C6	20.00	30.14	27.37	N60°39'35"E	86°20'18"	18.76
C7	20.00	30.71	27.78	S16°06'44"E	87°59'05"	19.31
C8	20.00	15.36	14.99	S82°06'22"E	44°00'12"	8.08
C9	37.00	82.55	66.46	N40°11'27"W	127°50'03"	75.58
C10	37.00	31.82	30.84	N48°21'37"E	49°16'06"	16.97
C11	37.00	58.70	52.74	S61°33'12"E	90°54'16"	37.59
C12	20.00	15.36	14.99	N38°06'10"W	44°00'12"	8.08
C13	20.00	32.50	29.04	N73°20'50"E	93°05'48"	21.11
C14	779.00	104.52	104.44	S25°57'19"W	07°41'14"	52.34
C15	779.00	96.94	96.88	S15°32'48"W	07°07'48"	48.53
C16	821.00	109.77	109.69	S15°34'17"W	07°39'39"	54.97
C17	821.00	115.98	115.88	S23°26'56"W	08°05'38"	58.09
C18	821.00	61.09	61.08	S29°37'39"W	04°15'49"	30.56
C19	179.00	44.58	44.46	N24°37'30"E	14°16'08"	22.40
C20	20.00	30.14	27.37	N25°40'43"W	86°20'18"	18.76
C21	622.00	103.65	103.53	S64°04'27"E	09°32'52"	51.94
C22	20.00	29.90	27.19	N74°38'44"E	85°39'42"	18.54
C23	20.00	31.42	28.28	S13°11'07"E	90°00'00"	20.00
C24	20.00	15.36	14.99	S80°11'13"E	44°00'12"	8.08
C25	37.00	39.11	37.31	S71°54'31"E	60°33'37"	21.60
C26	37.00	52.22	47.99	N01°11'40"W	80°52'03"	31.53
C27	37.00	47.59	44.38	N76°05'23"E	73°42'04"	27.73
C28	37.00	34.15	32.95	S40°37'15"E	52°52'41"	18.40
C29	20.00	15.36	14.99	N36°11'01"W	44°00'12"	8.08
C30	20.00	31.42	28.28	N76°48'53"E	90°00'00"	20.00
C31	20.00	31.42	28.28	S13°11'07"E	90°00'00"	20.00
C32	578.00	66.46	66.42	S61°28'45"E	06°35'17"	33.27
C33	578.00	253.79	251.76	S77°21'07"E	25°09'27"	128.97
C34	221.00	40.08	40.02	N22°41'07"E	10°23'23"	20.09
C35	800.00	26.02	26.02	S30°49'39"W	01°51'50"	13.01
C36	500.00	117.95	117.68	S64°56'36"E	13°30'58"	59.25