

COTTAGE MEADOWS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Redland Partners, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2326 of Page 861 of the Mesa County Clerk and Records Office, and being situated in the E1/2 W1/2 SW1/4 SE1/4 Section 4, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

The North half of the East half of the West half of the Southwest Quarter of the Southeast Quarter, Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado.

AND The South 1/2 of the East 1/2 of the West 1/2 of the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 East, of the Ute Meridian; EXCEPT the South 50 feet thereof conveyed to the County of Mesa in Deed recorded January 14, 1983, in Book 1410 at Page 309, Mesa County, Colorado.

Being additionally described as follows:  
Beginning at a point on the North right-of-way line for F Road being 330.37 feet N90°00'00"E and 50.00 feet N00°14'33"W of the SW1/4 corner Section 4, Township 1 South, Range 1 East, of the Ute Meridian and considering the South line of the SW1/4 SE1/4 Section 4, T1S, R1E, U4M to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence N00°14'33"W 1265.80 feet; thence N89°27'12"E 330.24 feet; thence S00°14'53"E 1266.07 feet; thence N00°00'00"W 330.37 feet to the Point of Beginning, containing 9.60 Acres as described.

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

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Rights-of-Way to the use of the public forever;  
Outlots "A" and "B" to the Homeowners Association hereby platted for the purpose of Open Space and recreational use;  
Outlot "A" as a Detention Easement to the Homeowners Association hereby platted for the purpose of conveying and detaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

All Multi-Purpose Easements for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;  
All Utility Easements for the use of public utilities as perpetual easements for the installation, operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;

All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, and emergency vehicles;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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

The undersigned hereby certifies that there are no liens against this property.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 5<sup>TH</sup> day of SEPTEMBER, A.D., 1997.

*Ronald A. Abalos*  
Ronald A. Abalos, President of Chaparral West, Inc., a General Partner of Redland Partners.

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

The foregoing instrument was acknowledged before me this 5<sup>TH</sup> day of SEPT., A.D., 1997, by Ronald A. Abalos, President of Chaparral West, Inc., a General Partner of Redland Partners.

11/11/97 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 4:11 o'clock P.M. this 23<sup>RD</sup> day of October, A.D., 1997, and is duly recorded in Plat Book No. 16, Page 30-31.

Reception No. 181745 Drawer No. DD147 Fee 20.00  
*M. Morris* *Deputy Clerk*

Mesa County Clerk & Recorder  
Approved this 16<sup>TH</sup> day of October, A.D., 1997, County Planning Commission of the County of Mesa, Colorado.  
*Chad*

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 23<sup>RD</sup> day of October, A.D., 1997, Board of County Commissioners of the County of Mesa, Colorado.

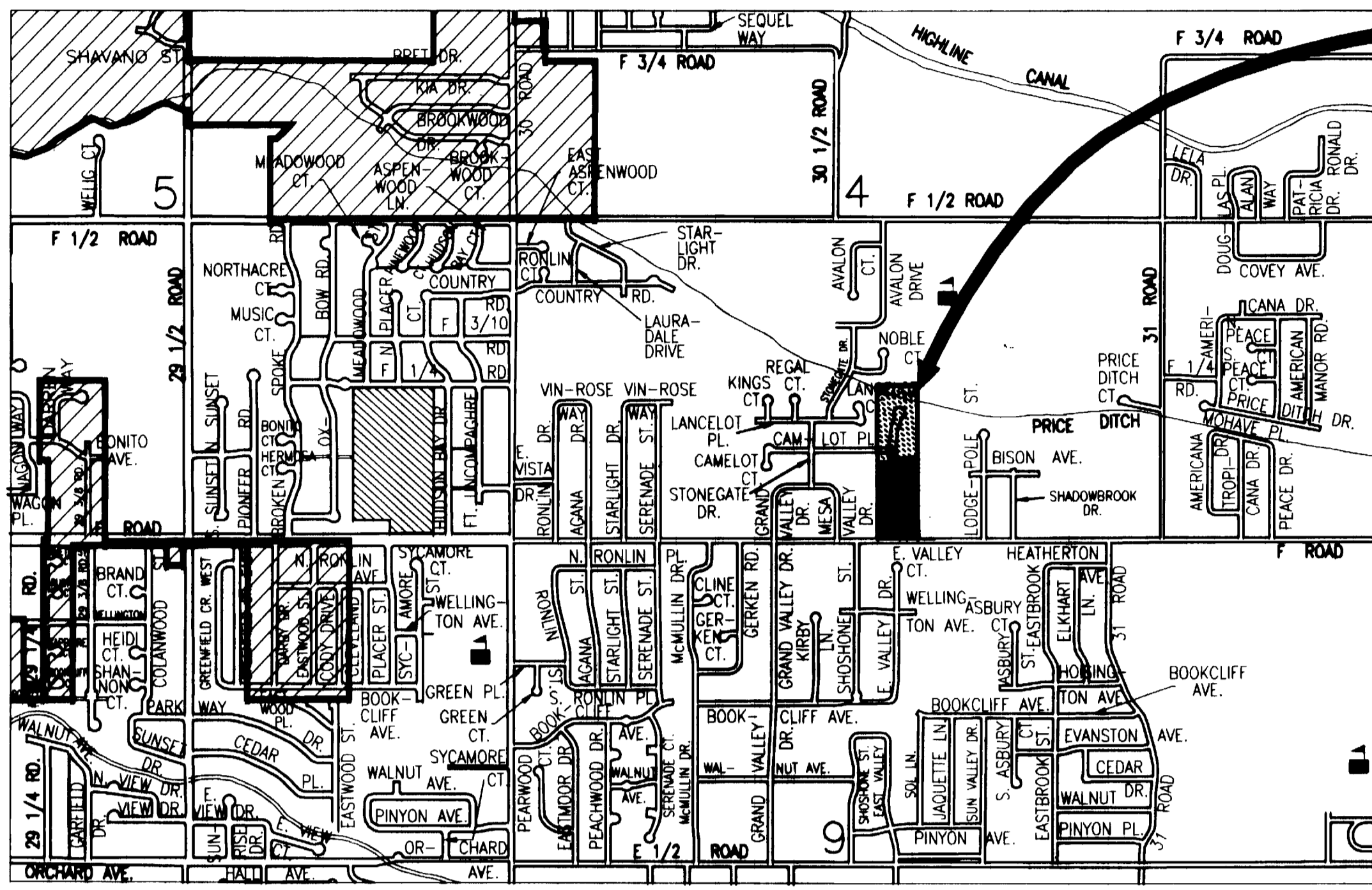
*Chairman*

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of COTTAGE 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.

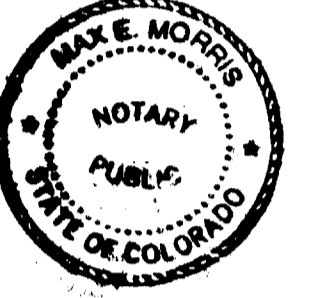
*Max E. Morris*  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

9/3/97 Date



LOCATION MAP  
NOT TO SCALE

PROJECT LOCATION



COTTAGE MEADOWS  
FINAL PLAT

Located in SW1/4 SE1/4 Section 4, T1S, R1E, Ute Meridian		
FOR: Redland Partners	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: n/a DRAWN BY: vap ACAD ID: Cottfm1 SHEET NO. 1 OF 2 FILE: 96308
SCALE: 1" = 50'		
DATE: 06/03/97		

