

# SHADOWBROOK SUBDIVISION FILING NO. FOUR

### DEDICATION

That the undersigned Leeds Foyle and Tom Geist, are the owners of that real property situated in the SE1/4 SE1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows Book 2086, Pages 818-819

BEGINNING at the Northwest Corner of the SE1/4 SE1/4 of said Section 4, whence the Southwest Corner of said SE1/4 SE1/4 bears South 00 degrees 11 minutes 52 seconds East, for a basis of bearing with all bearings contained herein relative thereto, thence along the North line of the SE1/4 SE1/4 of said Section 4 North 89 degrees 54 minutes 01 seconds East, a distance of 694.37 feet, thence South 09 degrees 50 minutes 42 seconds East, a distance of 223.45 feet, thence North 89 degrees 58 minutes 42 seconds West, a distance of 74.01 feet, thence South 84 degrees 55 minutes 43 seconds West, a distance of 325.22 feet, thence South 87 degrees 35 minutes 33 seconds West, a distance of 330.17 feet, thence South 00 degrees 06 minutes 08 seconds East, a distance of 50.04 feet, thence South 87 degrees 35 minutes 33 seconds East, a distance of 50.04 feet to a point on the West line of the SE1/4 SE1/4 of said Section 4, thence along said West Line of the SE1/4 SE1/4 North 00 degrees 11 minutes 52 seconds West, a distance of 311.74 feet to the POINT OF BEGINNING

Said parcel containing an area of 4.354 Acres, as described

That said owners have caused the said real property to be laid out and surveyed as SHADOWBROOK SUBDIVISION, FILING NO. FOUR, a subdivision of a part of Mesa County, Colorado That said owners do 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 multipurpose and utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, gas pipe lines, and also those portions of said real property which are labeled as irrigation and drainage easements, with further right of ingress and egress to and from the above described utility easements Said owners hereby dedicate Outlots A and B to Palisade Irrigation District for Price Ditch Right-of-way Said owners hereby dedicate Outlot C as Public Open Space and Multipurpose Easement Such easements and rights shall be used in a reasonable and prudent manner

Said owner hereby declares there are no lienholders to herein described real property

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 24 day of FEBRUARY, A.D., 1998

*Leeds Foyle*      *Tom Geist*  
Leeds Foyle      Tom Geist

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Leeds Foyle and Tom Geist this 24 day of February, A.D., 1998

Witness my hand and official seal

*Debra L Cooper*  
Notary Public

My Commission Expires 8/27/2001

### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Tom Geist this 24 day of February, A.D., 1998

Witness my hand and official seal

*Debra L Cooper*  
Notary Public

My Commission Expires 8/27/2001

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18<sup>th</sup> day of MARCH, A.D. 1998, by the County Planning Commission of the County of Mesa, State of Colorado

Chairman *John P. Hill*

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19<sup>th</sup> day of MARCH, A.D., 1998, by the Board of County Commissioners of the County of Mesa, State of Colorado

Chairman *James R. Baughman*

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 4:28 o'clock P.M., March 20, A.D., 1998, and was duly recorded in Plat Book 16,

Page No 116 Reception No 1837922 Drawer No FF33 Fees \$10<sup>00</sup> 1<sup>00</sup>

*Monika Todd*  
Clerk and Recorder

*Alison Hink*  
Deputy

Located in the SE1/4 SE1/4 Section 4 T1S R1E UTE M

**SHADOWBROOK SUBDIVISION  
FILING NO. FOUR**

A Part of the SE1/4 SE1/4  
SECTION 4, T1S, R1E,  
UTE MERIDIAN, MESA COUNTY, CO

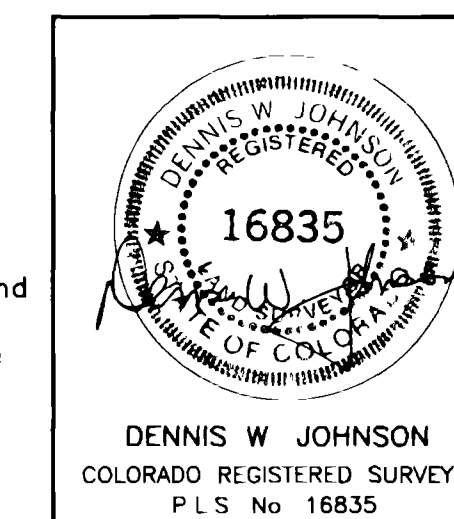
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**LANDesign**

ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO 97133	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE DEC 1997	LED/RM	RSK		1	1



AREA SUMMARY		
LOTS	=	3.253 Acres 74.71%
OUTLOTS	=	0.396 Acres 9.10%
ROAD ROW	=	0.705 Acres 16.19%
<b>TOTAL</b>	=	<b>4.354 Acres 100.00%</b>

### GENERAL NOTES

Basis of bearings is the West line of the SE1/4 SE1/4 of Section 4 that bears S 00 degrees 11 minutes 52 seconds E, 1315.35 feet, as shown on the plat of Shadowbrook Subdivision, Filing No. Two, as recorded in Plat Book 15, Page 9 of the Mesa County Records Both monuments on this line are Survey Markers as shown on the accompanying plat

Easement and title documents (schedules A&B) provided by First American Land Title Company - Title Commitment No. 00128625

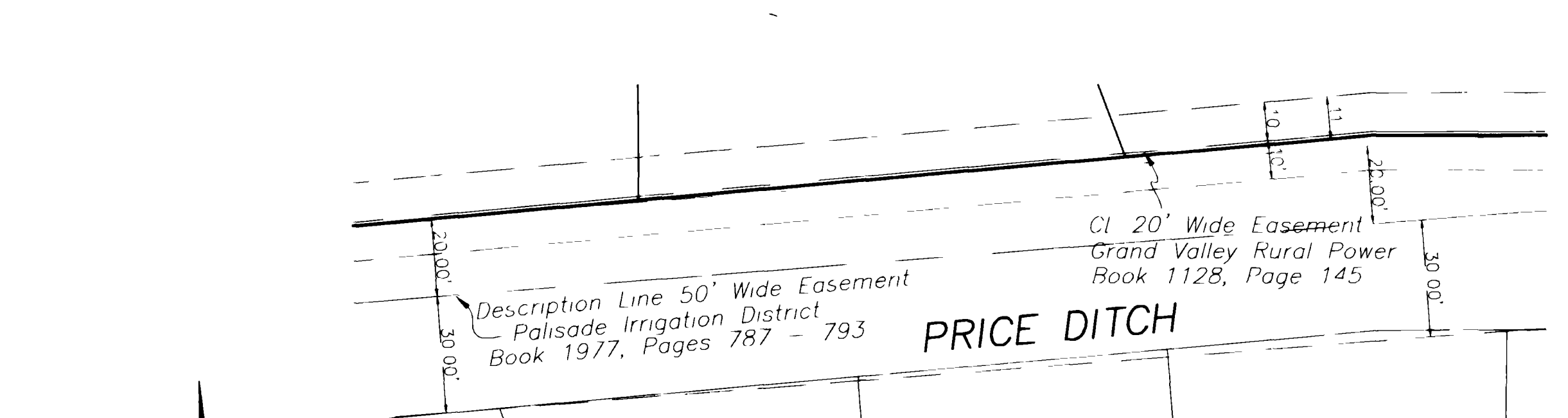
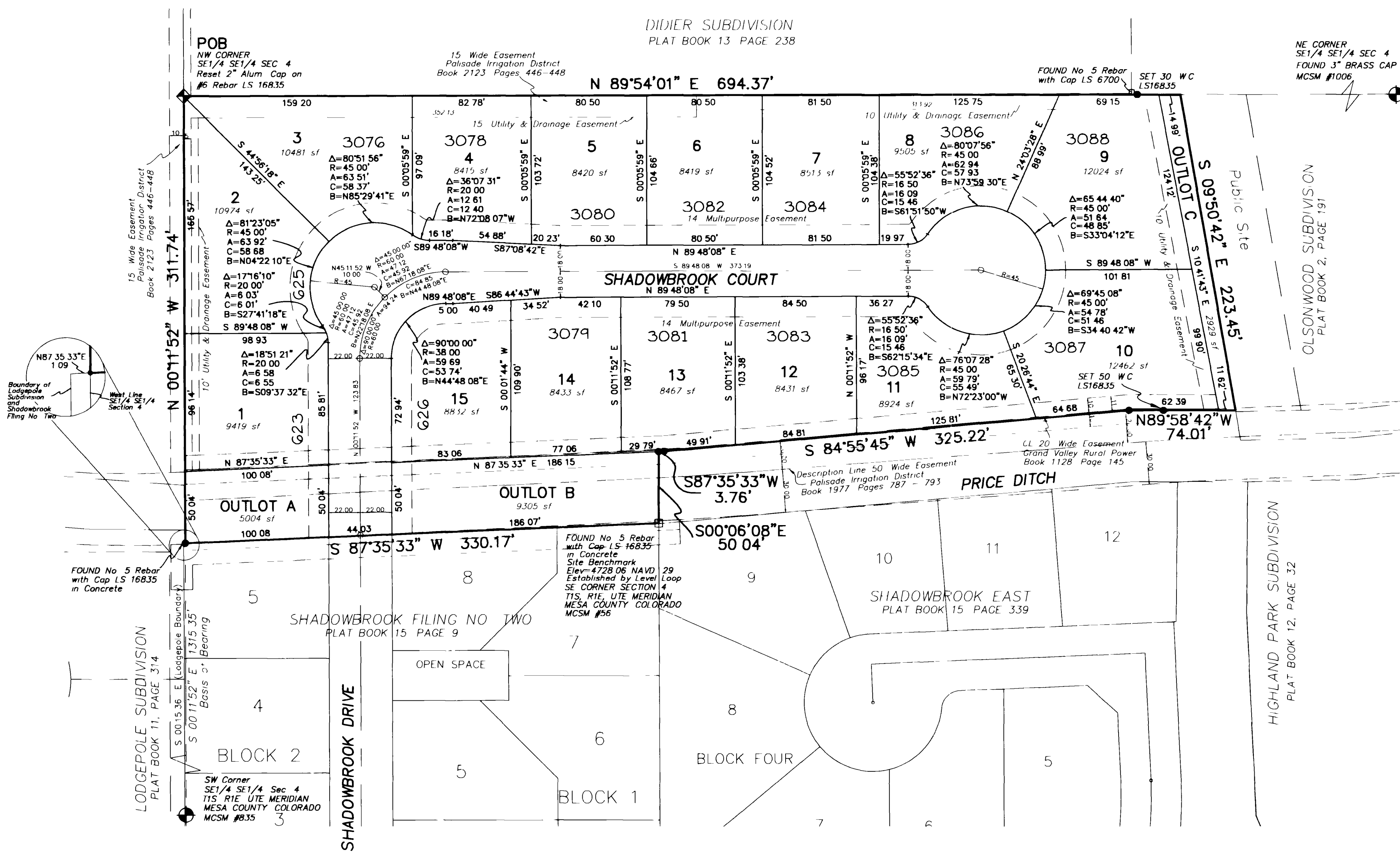
Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position"

The Declaration of Covenants and Restrictions are recorded in Book 2376, Pages 142 through 161, Mesa County Records

### SURVEYOR'S CERTIFICATION

I hereby certify that this plat of SHADOWBROOK SUBDIVISION, FILING NO. FOUR, and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge

Certified this 25 day of Feb, 1998



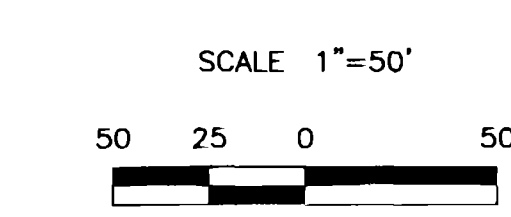
**Easement Detail**

nts

**LEGEND**

- ALIQUOT SURVEY MARKER
- SET CENTERLINE MONUMENT PER COUNTY CODE
- SET ALUMINUM CAP ON No 5 REBAR, PLS 16835 PER CRS-38-51-105, IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED

ALUMINUM CAP ON No 5 REBAR SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105



NOTICE: 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 CERTIFICATION SHOWN HEREON.