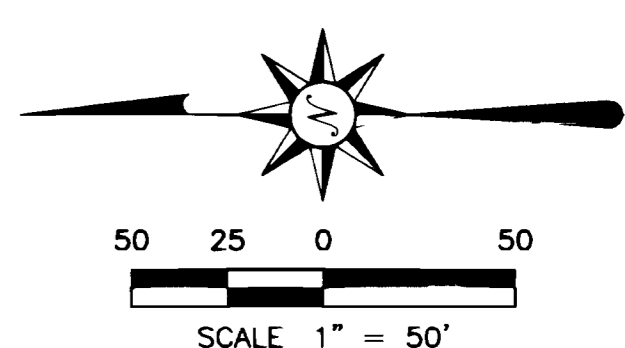
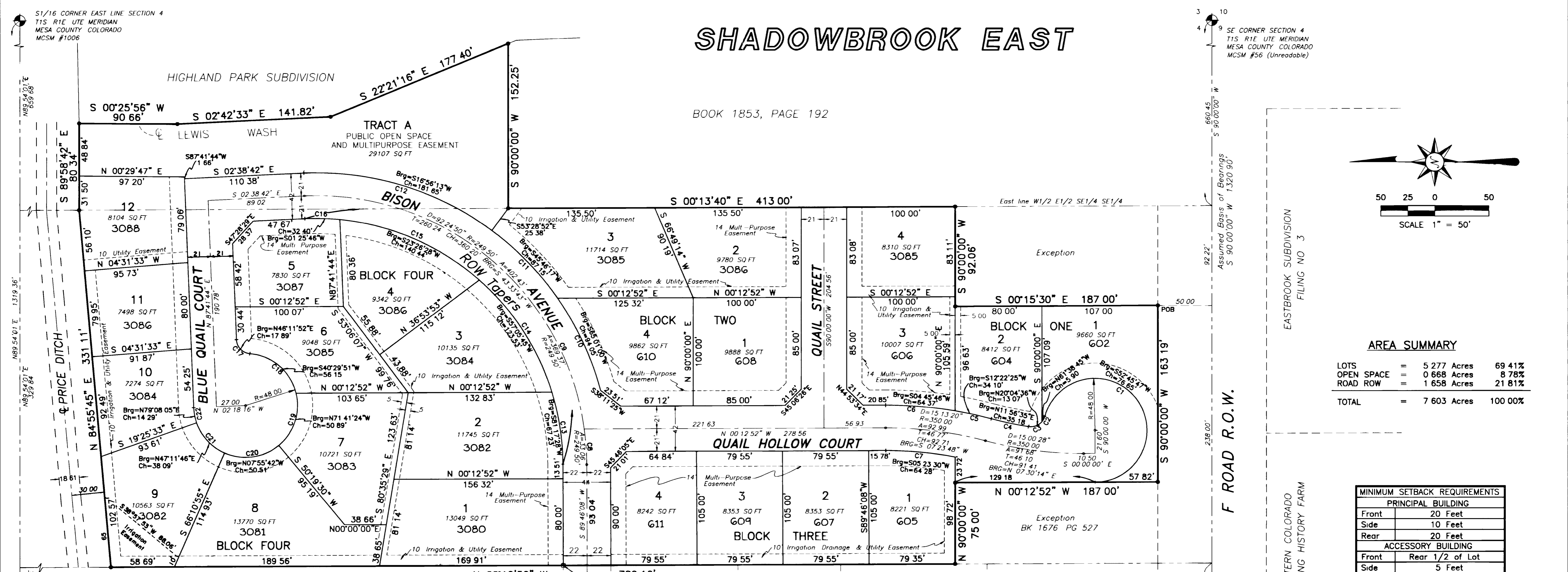


# SHADOWBROOK EAST

BOOK 1853, PAGE 192



**AREA SUMMARY**

LOTS	=	5 277 Acres	69 41%
OPEN SPACE	=	0 668 Acres	8 78%
ROAD ROW	=	1 658 Acres	21 81%
<b>TOTAL</b>	<b>=</b>	<b>7 603 Acres</b>	<b>100 00%</b>

**MINIMUM SETBACK REQUIREMENTS**

PRINCIPAL BUILDING	
Front	20 Feet
Side	10 Feet
Rear	20 Feet
ACCESSORY BUILDING	
Front	Rear 1/2 of Lot
Side	5 Feet
Rear	5 Feet

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS  
That the undersigned Great Real Estate, Inc., are the owners of that real property located in the W1/2 E1/2 SE1/4 of the SE1/4 and the E1/2 W1/2 SE1/4 of the 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 (WARRANTY Deed Book 2307, Page 136)

Commencing at the Southeast corner of Section 4, Township 1 South, Range 1 East, of the Ute Meridian, whence the Southwest corner of the Southeast Quarter Southeast Quarter (SE1/4 SE1/4) of Section 4 bears South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 1320 90 feet for a basis of bearings with all bearings contained herein relative thereto, thence along the South line of the Southeast Quarter Southeast Quarter (SE1/4 SE1/4) of Section 4, South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 752 67 feet, thence North 00 degrees 00 minutes 00 seconds West (N 00°00'00" W), a distance of 50 00 feet to a point on the North right of way of F Road, and the POINT OF BEGINNING, thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 163 19 feet along said right of way, thence North 00 degrees 12 minutes 52 seconds West (N 00°12'52" W), a distance of 187 00 feet, thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 75 00 feet to the East line of Shadowbrook Subdivision, thence along the East line of Shadowbrook Subdivision North 00 degrees 12 minutes 52 seconds West (N 00°12'52" W), a distance of 780 16 feet to a point on the Southerly right of way of the Palisade Canal (Price Ditch), thence along said right of way North 84 degrees 55 minutes 45 seconds East (N 84°55'45" E), a distance of 331 11 feet, thence continuing South 89 degrees 58 minutes 42 seconds East (S 89°58'42" E), a distance of 80 34 feet to the centerline of Lewis Wash, thence along the Westerly boundary of Highland Park Subdivision (also the centerline of Lewis Wash) the following Three (3) courses, (1) South 02 degrees 25 minutes 56 seconds West (S 02°25'56" W), a distance of 90 66 feet, (2) South 02 degrees 42 minutes 33 seconds East (S 02°42'33" E), a distance of 141 82 feet, (3) South 22 degrees 21 minutes 16 seconds East (S 22°21'16" E), a distance of 177 40 feet, thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 152 25 feet to the East line of the W1/2 E1/2 SE1/4 SE1/4, thence along said line South 00 degrees 13 minutes 40 seconds East (S 00°13'40" E), a distance of 413 00 feet, thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 92 06 feet, thence South 00 degrees 15 minutes 30 seconds East (S 00°15'30" E), a distance of 187 00 feet to the POINT OF BEGINNING

Said parcel containing 7 603 acres as described  
That said owners have caused the said real property to be laid out and surveyed as SHADOWBROOK EAST, 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 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 facilities, with further right of ingress and egress to and from the above described utility easements Such easements and rights shall be used in a reasonable and prudent manner

IN WITNESS WHEREOF, said owners, Great Real Estate, Inc., have caused their names to be hereunto subscribed this 14 day of February, A.D., 1997

By Paul Johnson provided for Great Real Estate, Inc

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this February, A.D., 1997  
Witness my hand and official seal

My Commission Expires Oct 9, 1999 Notary Public

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 30th day of June, A.D., 1997, by the County Planning Commission of the County of Mesa, State of Colorado

Okali Nyman  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 30th day of June, A.D., 1997, by the Board of County Commissioners of the County of Mesa, State of Colorado

Deanna B. Senora  
Chairman

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 12:05 o'clock P. M., July 2nd, A.D., 1997, and was duly recorded in Plat Book No 15 Page No 339

1804394 DD72  
Reception No DD72 Drawer No 1002 1st SC  
Monika Soell Clerk and Recorder By Carl Zink Deputy

**LIENHOLDERS RATIFICATION OF PLAT**

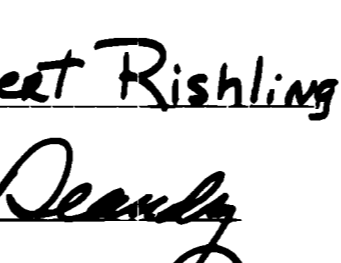
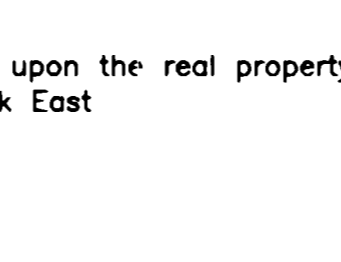
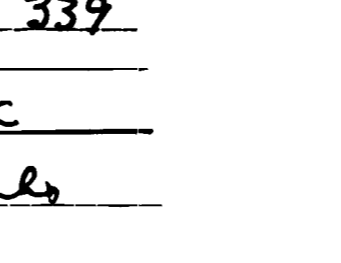
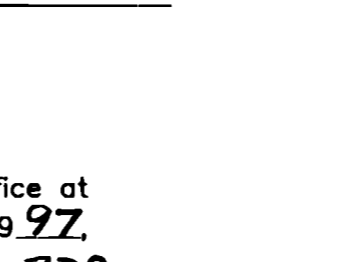
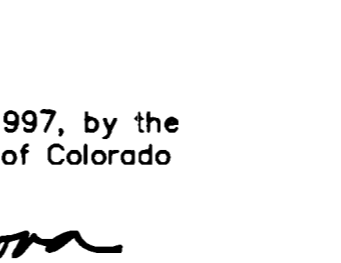
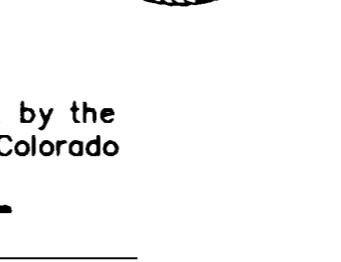
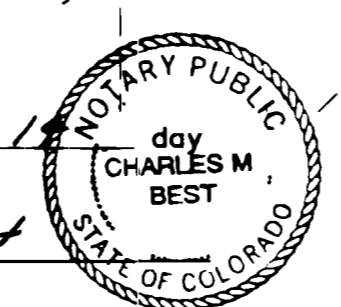
THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Shadowbrook East Signed this 11th day of FEB, 1997

by Paul Johnson for Pylcon, Inc., Nevada Corporation  
NOTARY PUBLIC CERTIFICATION  
The foregoing instrument was acknowledged before me by this 11th day of FEB, A.D., 1997  
Witness my hand and official seal

My Commission Expires July 29, 1997

By Robert Rishling for Pylcon, Inc., Nevada Corporation  
NOTARY PUBLIC CERTIFICATION  
The foregoing instrument was acknowledged before me by this 11th day of FEB, A.D., 1997  
Witness my hand and official seal

My Commission Expires July 29, 1997



**CURVE TABLE**

CURVE#	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	254 02'42"	48 00'	212 83'	63 65'	S52°45'47"W	76 65'
C2	25 13'39"	13 50'	5 94'	3 02'	S61°38'45"E	5 90'
C3	137°54'38"	13 50'	13 50'	7 47'	N20°04'36"W	13 07'
C4	06°07'45"	329 00'	35 19'	17 81'	N11°56'35"E	35 18'
C5	05 16'04"	371 00'	34 11'	17 07'	S12°22'25"W	34 10'
C6	09°57'15"	371 00'	64 46'	32 31'	S04°45'46"W	64 37'
C7	11 12'44"	329 00'	64 38'	32 29'	S05°23'30"W	64 28'
C8	07°35'31"	249 50'	33 06'	16 55'	N85°58'23"E	33 04'
C9	84°49 19"	249 50'	369 37'	227 91'	N39°45 58"E	336 55'
C10	19°59 08"	271 00'	94 53'	47 75'	N65°01 00"E	94 05'
C11	18°30 19"	271 00'	87 53'	44 15'	S45 46 17"W	87 15'
C12	39°09 50"	271 00'	185 24'	96 40'	S16°56 13"W	181 65'
C13	16°57 20"	228 00'	67 47'	33 98'	N81 17 28"E	67 23'
C14	31°28 08"	228 00'	125 09'	64 16'	N57°05 45"E	123 53'
C15	35°52 27"	228 00'	142 76'	73 80'	S23°28 28"W	140 44'
C16	08°08 56"	228 00'	32 43'	16 24'	S01 25 46"W	32 40'
C17	82°59 43"	13 50'	19 56'	11 94'	N46°11 52"E	17 89'
C18	71°35 41"	48 00'	59 98'	34 62'	S40°29 51"W	58 15'
C19	64°01 48"	48 00'	53 64'	30 01'	S71 41 24"E	50 89'
C20	63°29 35"	48 00'	53 19'	29 70'	N07°55 42"W	50 51'
C21	46°45 22"	48 00'	39 17'	20 75'	N47°11 46"E	38 09'
C22	17°07 17"	48 00'	14 34'	7 23'	N79°08 05"E	14 29'

NOTE: ALL CURVES ON BISON AVENUE ARE CONCENTRIC, WITH OFFSET PC'S & PT'S

**LIENHOLDERS RATIFICATION OF PLAT**

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of Shadowbrook East Signed this 24th day of Jan, 1997

by Dennis W. Johnson - Managing Member for LANDesign, L.L.C.

**NOTARY PUBLIC CERTIFICATION**

The foregoing instrument was acknowledged before me by DENNIS W. JOHNSON this 24 day of JANUARY, A.D., 1997  
Witness my hand and official seal

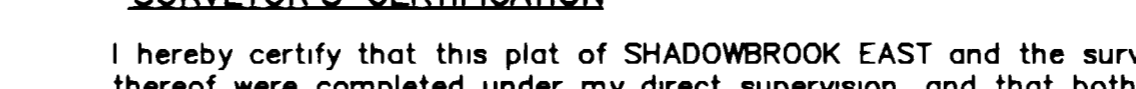
My Commission Expires 06-12-2000



**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of SHADOWBROOK EAST 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 16th day of May, 1997



SECTION 4 E 1/16 CORNER SOUTH LINE SECTION 4 T1S R1E UTE MERIDIAN MESA COUNTY COLORADO MCSM #835

**LEGEND**

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

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

**BASIS OF BEARINGS**

Basis of bearings assume the South line of the SE1/4 SE1/4 of Section 4 to bear S 90°00'00" W, 1320 90 feet  
Both monuments on this line are Aliquot Survey Markers as shown on the accompanying plat

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 2336, Page 959, Mesa County Records

BENCHMARK  
Number 5 Rebar at the Northeast Corner of Shadowbrook Subdivision Filing No One Elevation=4728 30  
Established by previous survey  
Located in the SE 1/4 SE 1/4 Section 4 T1S R1E UTE M

**SHADOWBROOK EAST**  
A PART OF THE SE 1/4 SE 1/4 SECTION 4, T1S, R1E, UTE MERIDIAN, MESA COUNTY, CO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
259 GRAND AVENUE  
GRAND JUNCTION COLORADO 81501 (970) 245-4099

DENNIS W. JOHNSON  
COLORADO REGISTERED SURVEYOR  
PLS No 16835

PROJECT NO 94055	SUR BY DWJ/RSK	CHECKED	SHEET	OF
DATE DEC 1996	JF/LD	DWJ/RSK	1	1