

# EMERALD GLEN SUBDIVISION

IN THE S 1/2 N 1/2 SE 1/4 NE 1/4 SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,  
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and that being a part of the Southeast 1/4 Northeast 1/4 of Section 8, Township 1 South, Range 1 East, of the Ute Meridian, as recorded in Book 2452 Page 384 of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows

That said owners have caused said real property to be laid out and surveyed as EMERALD GLEN SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado

That said owners do hereby dedicate and set apart those portions of the accompanying plat which are labeled as PLACER STREET and KRISTA STREET as right-of-way for the use of the public forever and hereby dedicates those portions of said real property which are labeled as "EASEMENT" on the accompanying plat as easements for the installation and maintenance of such utilities, drainage, and irrigation facilities, including but not limited to electrical lines, gas lines, telephone lines and cable television lines, with further right of ingress and egress to and from the above described easements and hereby dedicates those portions of said real property which are labeled as EMERALD CIRCLE, and TRACTS B, C and D, as LIMITED COMMON ELEMENTS for the purpose of ingress/egress to the adjoining lots and further that these TRACTS shall be MULTI-PURPOSE EASEMENTS with conditions as listed above and hereby dedicates that portion of said real property which is labeled as OUTLOT I as LIMITED COMMON ELEMENTS for the purpose of containing excess drainage water and general open space, and further that OUTLOT I shall be a MULTI-PURPOSE EASEMENT with conditions as listed above

That said owners do hereby acknowledge and affirm that there are no lienholders or other adverse claimants that could affect the validity of this dedication

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9<sup>th</sup> day of July 1998

*Bret D Seligman*  
Great Style, Inc  
by Bret D Seligman, President

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July 1998 for Great Style Inc by Bret D Seligman, President

My Commission expires 4/23/2002  
Witness my hand and official Seal Kathleen F. Bonnet

Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:59 o'clock AM, this 24<sup>th</sup> day of July 1998, and is duly recorded in Plat Book No 14 Page 252 Reception No 1856755, Drawer EE128  
Monika Wood 10.00 + 1.00 Fee  
Kathleen Wood Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15<sup>th</sup> day of July 1998  
County Planning Commission of the County of Mesa, Colorado

*Chairman*

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20<sup>th</sup> day of July 1998  
Board of County Commissioners of the County of Mesa, Colorado

*Chairman*

SURVEYOR'S CERTIFICATE

I, Barry L Haag, do hereby certify that the accompanying plat of EMERALD GLEN Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

BARRY L HAAG  
P.L.S. 27266  
3004 BOOKCLIFF AVENUE  
GRAND JUNCTION, COLORADO 81504  
PHONE 19701434-4679



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 herein.

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE  
RECORDED IN BOOK 2468 AT PAGE 1-19

MESA COUNTY

EMERALD GLEN SUBDIVISION  
SITUATE  
S 1/2 N 1/2 SE 1/4 NE 1/4 - SECTION 8  
TOWNSHIP 1 SOUTH - RANGE 1 EAST

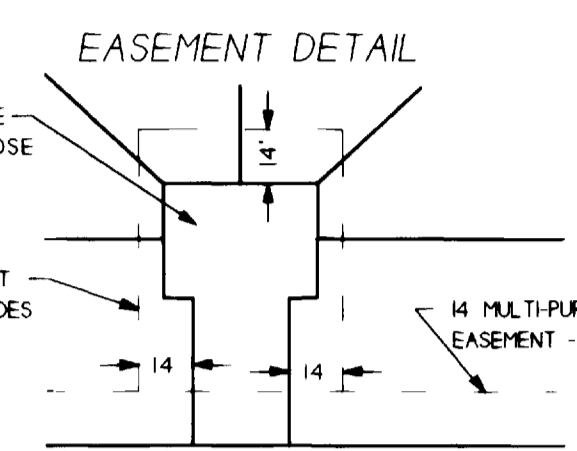
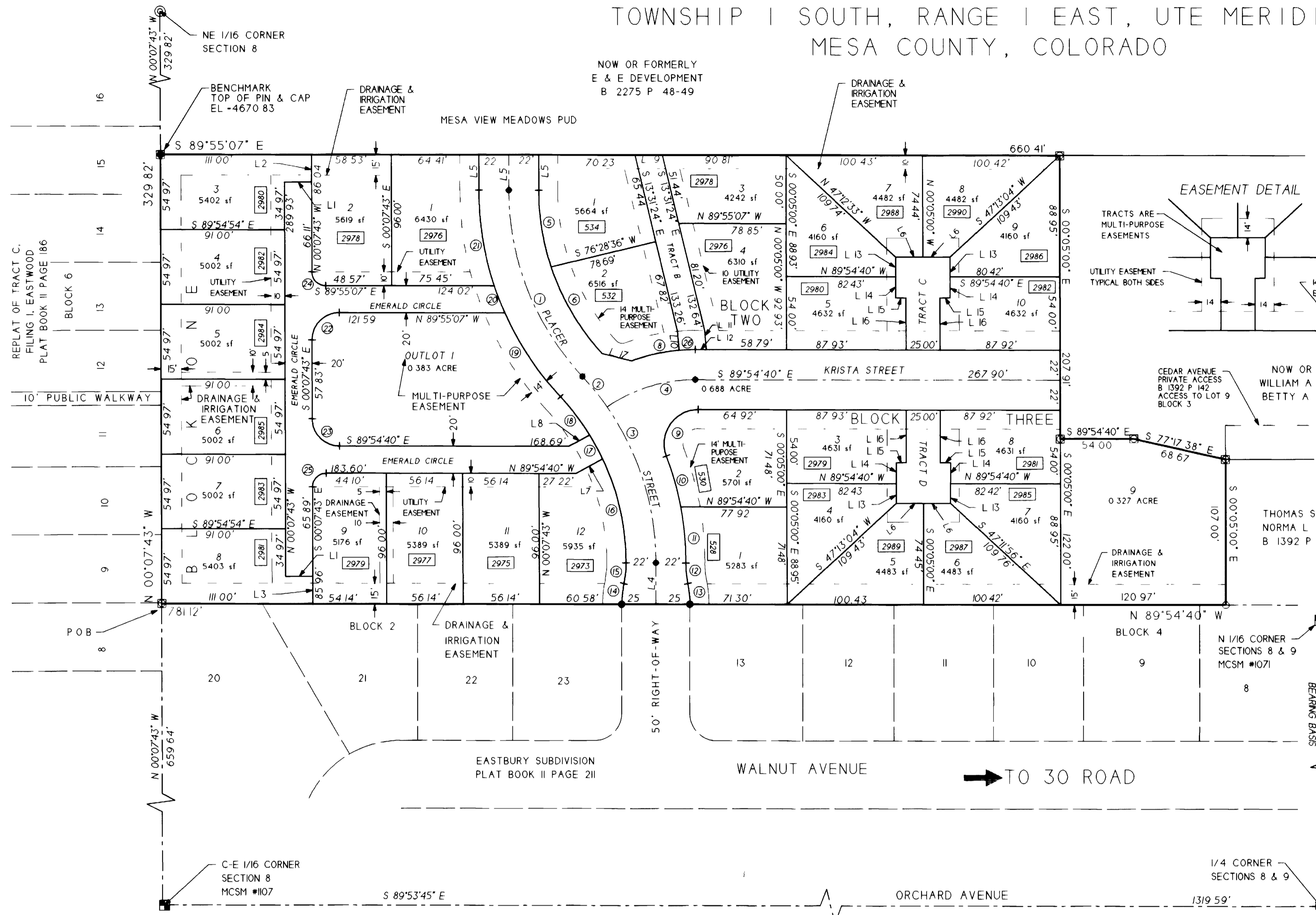
UTE MERIDIAN

COLORADO

PREPARED FOR  
GREAT STYLE, INC.

SCALE: 1"=50'

JUNE 23, 1998



TABULATION OF LAND USE

ROADS	0.69 ACRE	17%
TRACT A	0.30 ACRE	
TRACT B	0.07 ACRE	08%
TRACT C	0.04 ACRE	
TRACT D	0.04 ACRE	
AREA OF LOTS	3.60 ACRES	68%
OPEN SPACE	0.39 ACRES	07%
TOTAL AREA	5.33 ACRES	100%

CURVE TABLE

CURVE	RADIUS	LENGTH	ANGLE	CHORD
1	200.00'	150.69'	43°10'14"	N 21°30'15" W 147.16'
2	200.00'	29.06'	8°19'30"	N 38°55'35" W 29.03'
3	200.00'	121.66'	34°51'12"	N 17°20'16" W 119.79'
4	113.10'	68.80'	34°51'12"	N 72°39'44" E 67.74'
5	178.00'	57.30'	18°26'36"	S 09°08'26" E 57.05'
6	178.00'	74.62'	24°01'13"	S 30°22'20" E 74.08'
8	135.10'	35.42'	15°01'13"	N 77°22'34" E 35.32'
9	25.00'	48.33'	110°46'06"	S 34°42'17" W 41.15'
10	178.00'	39.12'	10°05'50"	S 15°37'50" E 39.07'
11	222.00'	41.35'	10°40'15"	S 05°14'48" E 41.29'
12	77.61'	15.28'	11°17'00"	S 05°33'10" E 15.26'
13	77.61'	15.28'	11°17'00"	S 05°33'10" E 15.26'
14	77.61'	15.28'	11°17'00"	N 05°43'50" E 15.26'
15	77.61'	15.28'	11°17'00"	N 05°43'50" E 15.26'
16	178.00'	78.84'	25°22'42"	N 12°36'01" W 78.20'
17	178.00'	20.01'	06°26'28"	N 28°30'36" W 20.00'
18	178.00'	35.29'	11°21'31"	N 37°24'36" W 35.23'
19	222.00'	74.38'	19°11'52"	N 33°29'26" W 74.04'
20	222.00'	21.46'	05°32'19"	N 21°07'21" W 21.45'
21	222.00'	71.43'	18°26'03"	N 09°08'09" W 71.12'
22	20.00'	31.49'	90°12'36"	S 44°58'35" W 28.34'
23	20.00'	31.34'	89°46'57"	S 45°01'12" E 28.23'
24	10.00'	15.67'	89°47'24"	S 45°01'25" E 14.12'
25	10.00'	15.75'	90°13'03"	S 44°58'48" W 14.17'
26	135.10'	12.26'	05°12'03"	S 87°29'29" W 12.26'

NOTES

- BEARINGS ARE BASED UPON THE EAST LINE OF THE SE 1/4 NE 1/4 OF SECTION 8. FOUND A MESA COUNTY SURVEY MARKER AT THE N 1/16 CORNER OF SECTIONS 8 & 9 AND A ITS 3" ALLOY CAP, L.S. 10087. AT THE 1/4 CORNER OF SECTIONS 8 & 9 THE VALUE USED, S 00°05'00" E, IS GIVEN FOR THIS LINE ON THE PLAT OF SUNNY MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 13 AT PAGES 49 & 50
- THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE IN THE AREA AND SHALL NOT BE CONSIDERED A NUISANCE UNLESS GROSS NEGLIGENCE IS PROVEN PURSUANT TO C.R.S. 35-35-101

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'17" E	20.00'
L2	S 00°07'43" E	20.05'
L3	S 00°07'43" E	19.90'
L4	N 00°05'20" E	30.37'
L5	N 00°04'53" E	25.80'
L6	S 89°54'40" E	20.00'
L7	S 61°29'24" W	22.27'
L8	N 61°29'24" E	17.17'
L9	N 89°55'07" W	20.58'
L10	S 04°56'24" E	14.00'
L11	S 04°56'24" E	14.05'
L12	S 89°54'40" E	8.19'
L13	N 00°05'00" W	14.50'
L14	N 00°05'00" W	15.50'
L15	S 89°54'40" E	7.50'
L16	N 00°05'00" W	38.50'
L17	S 76°15'27" E	22.30'

LEGEND

- MESA COUNTY SURVEY MARKER
- ⊙ 3" ALLOY CAP - L.S. 10087
- ⊙ #6 REBAR & 2" ALLOY CAP - L.S. 16835
- #5 REBAR & CAP - L.S. 10087 - SET IN CONCRETE
- #5 REBAR
- #5 REBAR AND CAP IN CONCRETE - L.S. 16835
- ⊙ SET #5 REBAR AND CAP, L.S. 27266 IN CONCRETE
- 2992 PROPERTY ADDRESS

