

# MOUNTAIN SHADOWS FILING NO.3

Part of the SE1/4 SE1/4 of Section 16, T1S, R1E, UTE M., Mesa County, Colorado

(ROGER WARREN)

(M M GRAHAM, Etd)

(JOAN MOTZ)

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned TERRACE CONSTRUCTION, INC a Colorado Corporation is the owner of that real property being parts of the SE 1/4 SE1/4 of Section 16, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado Ownership is witnessed by instruments recorded in Book 2166 at Page 349 That portion of real property being part of this dedication is described as follows

A parcel of land situated in the SE 1/4 SE 1/4 of Section 16, T1S, R1E, Ute Meridian, Mesa County, Colorado, said parcel being more particularly described as follows

Commencing at the Northeast corner of the SE 1/4 SE 1/4 of Section 16, T1S, R1E, Ute Meridian, Mesa County, Colorado, from whence the Southeast corner of said Section 16 bears S 00°00'00" W, 1319.82 feet with all bearings contained herein being referenced thereto Thence S 89°53'03" W, 30.00 feet along the North line of said SE 1/4 SE 1/4 of Section 16 to a point on the West right-of-way of 31 Road Thence S 00°00'00" W, 225.27 feet along said West right-of-way to the TRUE POINT OF BEGINNING Thence S 90°00'00" W, 260.00 feet, Thence S 00°00'00" W, 70.26 feet, Thence S 05°34'32" W, 74.28 feet, Thence S 13°14'20" W, 65.64 feet, Thence S 54°54'49" W, 77.55 feet, Thence N 89°59'47" W, 60.31 feet, Thence S 00°00'13" W, 57.94 feet, Thence S 06°34'20" W, 88.70 feet, Thence 9.98 feet along a 72.00 foot radius curve to the left with a central angle of 07°56'29", the chord of which bears N 86°01'09" W, 9.97 feet, Thence N 89°59'23" W, 21.88 feet, Thence S 00°00'00" W, 128.68 feet to a point on the North boundary of Mountain Shadows Filing No 1 Thence N 90°00'00" E, 234.00 feet and N 67°03'37" E, 12.83 feet along said North boundary Thence N 01°58'57" W, 95.21 feet, Thence N 50°55'52" E, 45.25 feet, Thence N 61°26'59" E, 55.72 feet, Thence N 87°44'30" E, 121.49 feet to a point on the West right-of-way of 31 Road Thence N 00°00'00" E, 366.61 feet along said West right-of-way to the true point of beginning

The above parcel, as described, contains 3.59 acres, more or less

That said owner has caused the said real property to be laid out and surveyed as MOUNTAIN SHADOWS FILING NO.3, a subdivision of the County of Mesa and State of Colorado

That said owner does hereby dedicate to the Public Utilities those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to water, sewer, gas, electric and telephone lines together with the right to trim interfering trees and brush, with non-exclusive users right of ingress and egress for the maintenance of driveways, historic irrigation and drainage ditches Such easements and rights shall be utilized in a reasonable and prudent manner to allow for further improvement of land use

That said owner does hereby dedicate and set apart all of the roads shown on this plat to the use of the public forever That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa

That said owner does hereby certify that to their knowledge no liens exist against the property being dedicated hereon

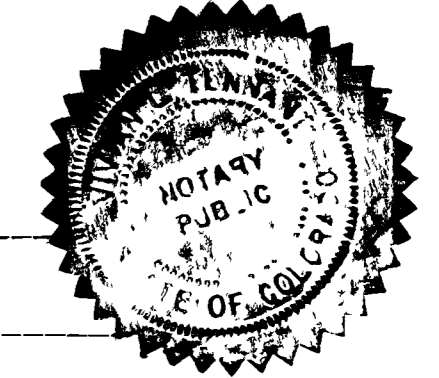
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 15th day of June A.D., 1998

TERRACE CONSTRUCTION, INC By Brian E. Tennant  
Brian E. Tennant

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 15th day of June A.D., 1998

Witness my hand and official seal Cassius W. Tennant  
Notary Public



My commission expires November 9, 2002

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 11 o'clock 28 A.M. on this 7th day of August A.D. 1998 and was recorded as reception number 1859041 in Plat Book 16 on Page 246 Drawer No FF140  
Monika Todor Kathley Wood  
Mesa County Clerk and Recorder Deputy Fees \$10.00 + 100

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 6th day of August, A.D., 1998  
Board of County Commissioners of the County of Mesa, Colorado  
James K. Daughman  
Chairman

### COUNTY PLANNING COMMISSION CERTIFICATE

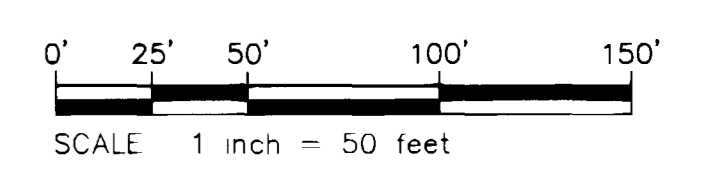
Approved this 9th day of JUNE, A.D., 1998  
County Planning Commission of the County of Mesa, Colorado  
John Galt  
Chairman

### SURVEYOR'S CERTIFICATE

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief



5-12-98  
Date of Certification



### FINAL PLAT

TERRACE CONSTRUCTION, INC.

### MOUNTAIN SHADOWS FILING NO.3

SE4SE4 Sec 16, T1S, R1E, Ute M

DATE May 12, 1998 SCALE 1" = 50'

### MAP Surveys, Inc.

MAPPING - PLANNING - SURVEYING

P O BOX 290, MESA, COLORADO 81643

(970)268-5851 FAX (970)268-5532

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### LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO 5 REBAR W/ALUM I D CAP "JOHNSON-PLS16835"
- SET NO 5 REBAR W/ ALUM I D CAP "MAP SURVEYS-PLS 11980"
- ◇ SET NO 5 REBAR W/ RED PLAS I D CAP "M A P, INC -LS 11980"
- MONUMENT SET IN CONCRETE
- ├ CALCULATED POSITION
- 412 STREET ADDRESS OF LOT

AMENDED DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR MOUNTAIN SHADOWS SUBDIVISION are recorded in Book 2345 at Pages 957 thru 962, Mesa County Clerk and Recorders office

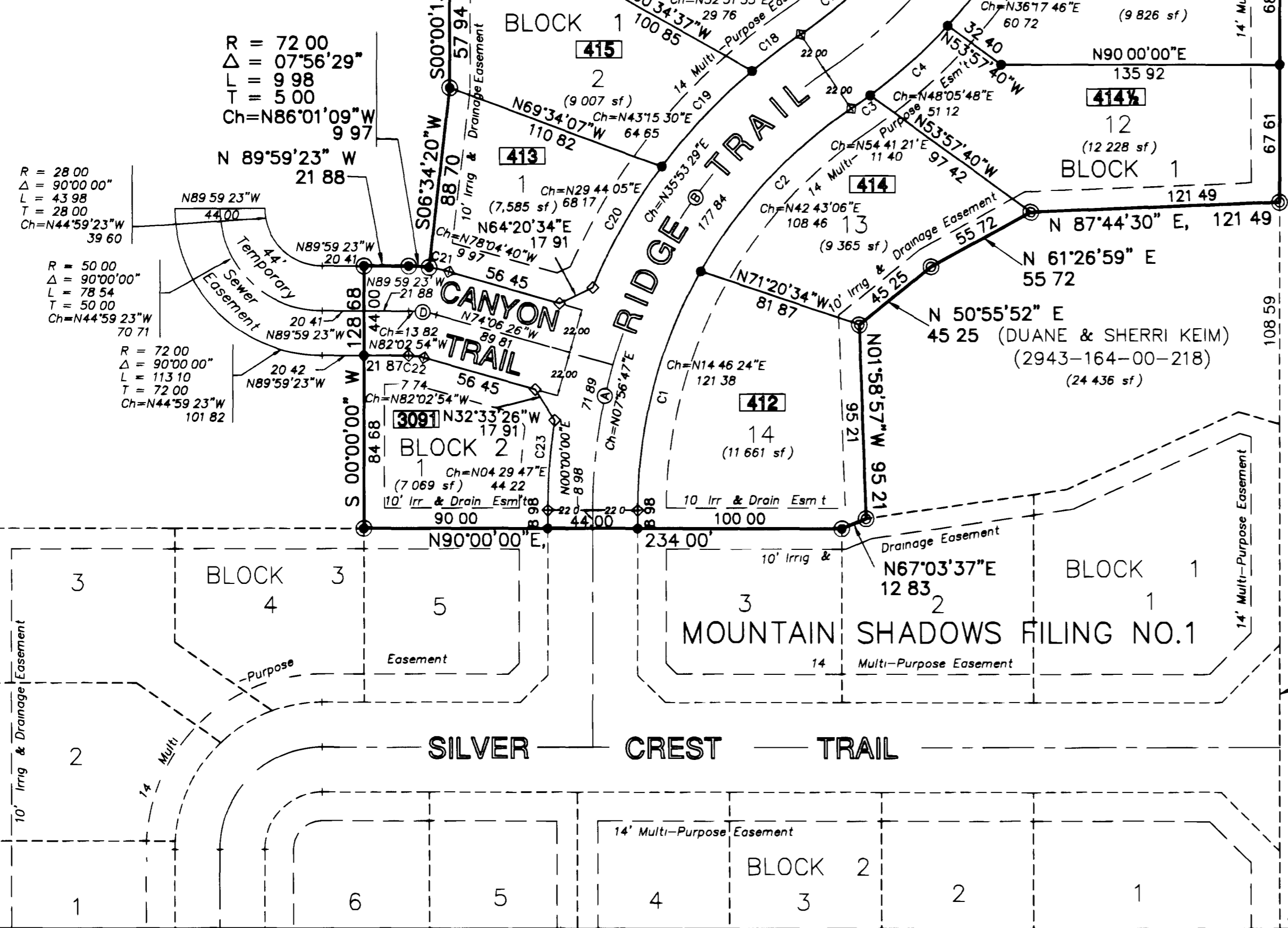
BASIS OF BEARINGS is from existing deed recorded at Book 2166 at Page 349 which establishes the East line of the SE1/4 SE1/4 of Section 16, T1S, R1E, Ute Meridian to bear S 00°00'00" W, 1319.82 feet between the Northeast corner of said SE1/4 SE1/4 of Section 16 and the Southeast corner of said Section 16

Research for right-of-ways and easements are from Meridian Land Title reference document File No. 19491

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
A	72.12	15°53'34"	260.00	36.29	N07°56'47"E	71.89
B	181.50	39°59'49"	260.00	94.62	N35°53'29"E	177.84
C	208.70	47°49'50"	250.00	110.86	N31°58'29"E	202.69
D	13.86	15°52'57"	50.00	6.97	S82°02'54"E	13.82
C1	122.73	29°32'49"	238.00	62.76	N14°46'24"E	121.38
C2	109.43	08°20'35"	238.00	55.70	N42°43'06"E	108.46
C3	11.40	02°24'05"	272.00	2.70	N54°41'21"E	11.40
C4	51.19	10°47'02"	272.00	25.67	N48°05'48"E	51.12
C5	60.85	12°49'03"	272.00	30.55	N36°17'46"E	60.72
C6	73.63	15°30'38"	272.00	37.04	N22°07'56"E	73.41
C7	10.28	02°09'53"	272.00	5.14	N13°17'40"E	10.28
C8	19.72	04°09'11"	272.00	9.86	N10°08'09"E	19.71
C9	25.12	03°37'09"	47.00	12.87	N07°15'01"W	24.82
C10	30.70	37°25'44"	47.00	15.92	S41°16'28"E	30.16
C11	44.72	54°30'43"	47.00	24.21	S87°14'41"E	43.05
C12	32.54	39°39'54"	47.00	16.95	N45°40'00"E	31.89
C13	73.89	90°04'48"	47.00	47.07	N19°12'21"W	66.51
C14	20.71	87°53'33"	13.50	13.01	N20°17'58"W	18.74
C15	4.62	01°09'42"	228.00	2.31	N24°13'39"E	4.62
C16	77.96	19°35'27"	228.00	39.36	N34°36'14"E	77.58
C17	45.73	11°29'26"	228.00	22.94	N50°08'41"E	45.65
C18	29.77	06°02'58"	282.00	14.90	N52°51'55"E	29.76
C19	64.79	13°09'51"	282.00	32.54	N43°15'30"E	64.65
C20	68.33	13°53'01"	282.00	34.33	N29°44'05"E	68.17
C21	9.98	07°56'29"	72.00	5.00	S78°04'40"E	9.97
C22	7.76	15°52'57"	28.00	3.99	S82°02'54"E	7.74
C23	44.26	08°59'35"	282.00	22.18	N04°29'47"E	44.22

MOUNTAIN SHADOWS FUTURE FILINGS  
(TERRACE CONSTRUCTION, INC.)  
(2943-164-00-219)



MCSM No 1005-1  
Northeast corner of  
SE4 SE4 of Sec 16  
T1S R1E Ute Meridian  
BM=4631.20  
(USGS DATUM)

### LAND USE SUMMARY

Use	Acres	Percent
Lots	2.86	79.7
Outlot "A"	0.02	0.5
Streets	0.71	19.8
TOTAL	3.59	100.0

### BUILDING SETBACKS

Front Yard	25 Ft
Side Yard	10 Ft
Rear Yard	10 Ft

P.O.B

31 ROAD

BASIS OF BEARINGS

(R.O.W Bk 1545, Pg 1000)

COLORADO AVE

MEADOWLAKE SUBDIVISION

GLENDALE WAY

GLADE COURT

16 15

16 15  
21 22