

MOUNTAIN SHADOWS FILING NO.4

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

(M M GRAHAM, Etl)

(ROGER WARREN)

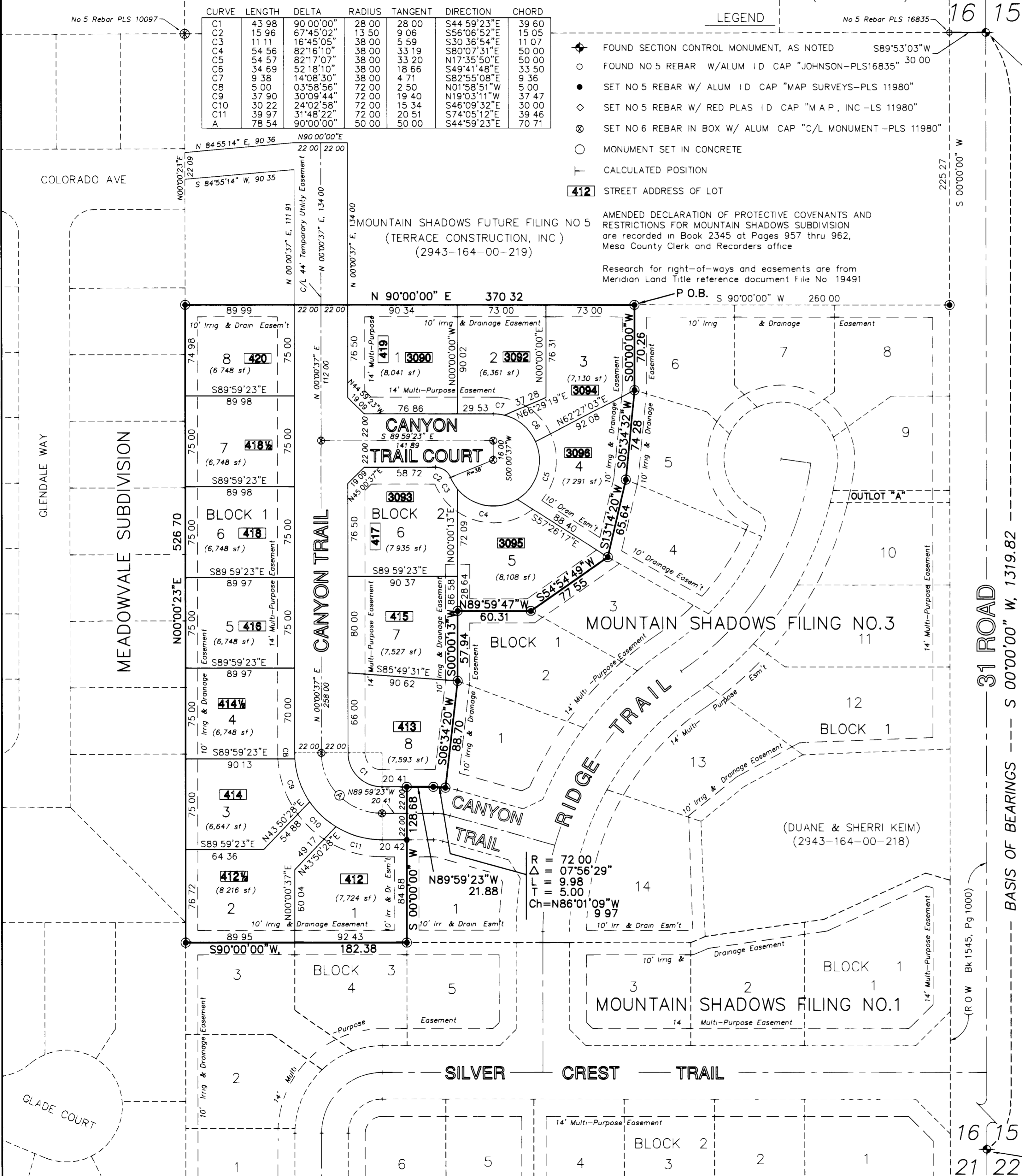
(JOAN MOTZ)

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	43.98	90°00'00"	28.00	28.00	S44°59'23"E	39.60
C2	15.96	67°45'02"	13.50	9.06	S56°06'52"E	15.05
C3	11.11	16°45'05"	38.00	5.59	S30°36'54"E	11.07
C4	54.56	82°16'10"	38.00	33.19	S80°07'31"E	50.00
C5	54.57	82°17'07"	38.00	33.20	N17°35'50"E	50.00
C6	34.69	52°18'10"	38.00	18.66	S49°41'48"E	33.50
C7	9.38	14°08'30"	38.00	4.71	S82°55'08"E	9.36
C8	5.00	03°58'56"	72.00	2.50	N01°58'51"W	3.93
C9	37.90	30°09'44"	72.00	19.40	N19°03'11"W	37.47
C10	30.22	24°02'58"	72.00	15.34	S46°09'32"E	30.00
C11	39.97	31°48'22"	72.00	20.51	S74°05'12"E	39.46
A	78.54	90°00'00"	50.00	50.00	S44°59'23"E	70.71

LEGEND

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED S89°53'03"W
- FOUND NO 5 REBAR W/ALUM ID CAP "JOHNSON-PLS16835" 30.00
- SET NO 5 REBAR W/ ALUM ID CAP "MAP SURVEYS-PLS 11980"
- ◇ SET NO 5 REBAR W/ RED PLAS ID CAP "M A P, INC -LS 11980"
- ⊗ SET NO 6 REBAR IN BOX W/ ALUM CAP "C/L MONUMENT-PLS 11980"
- MONUMENT SET IN CONCRETE
- T CALCULATED POSITION
- 412 STREET ADDRESS OF LOT

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



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

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

LAND USE SUMMARY

Use	Acres	Percent
Lots	2.67	79.9
Streets	0.67	20.1
TOTAL	3.34	100.0

BUILDING SETBACKS

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

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 SE 1/4 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 line. Thence S 90°00'00" W, 260.00 feet along the North boundary of Mountain Shadows Filing No.3 to the POINT OF BEGINNING. 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 S 90°00'00" W, 182.38 feet along said North boundary to a point on the East boundary of Meadowvale Subdivision. Thence N 00°00'23" E, 526.70 feet along said East boundary. Thence N 90°00'00" E, 370.32 feet to the point of beginning.

The above parcel, as described, contains 3.34 acres, more or less

That said owner has caused the said real property to be laid out and surveyed as MOUNTAIN SHADOWS FILING NO.4, 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 2nd day of September, 1998 A.D., 1998

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

STATE OF COLORADO }
COUNTY OF MESA } ss Arapahoe

The foregoing instrument was acknowledged before me this 2nd day of September, 1998 A.D., 1998

Witness my hand and official seal Marie Lord
Notary Public

My commission expires My Commission Expires 07/01/2002



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 2:30 o'clock P.M. on this 10th day of September, 1998 A.D. 1998 and was recorded as reception number 1863975 in Plat Book 16 on Page 265. Drawer No FF157. Fees \$10.00. 1.00

Monika Jada Shirley Howard
Mesa County Clerk and Recorder Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

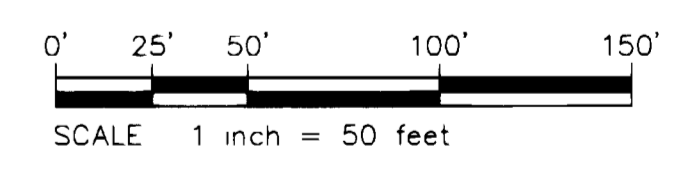
Approved this 9th day of September, 1998 A.D., 1998
Board of County Commissioners of the County of Mesa, Colorado

James R. Baughman
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

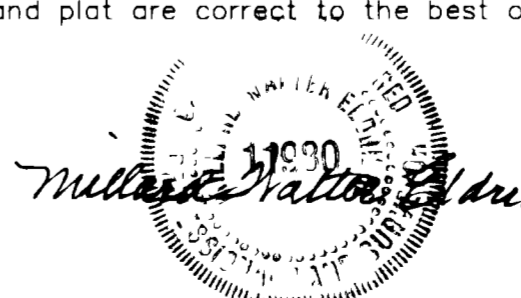
Approved this 9th day of September, 1998 A.D., 1998
County Planning Commission of the County of Mesa, Colorado

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.



FINAL PLAT
TERRACE CONSTRUCTION, INC.

MOUNTAIN SHADOWS FILING NO.4
SE4SE4 Sec 16, T1S, R1E, Ute M.

DATE August 31, 1998 SCALE 1" = 50'

8-31-98
Date of Certification

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.

MCSM No 94
Southeast corner of
SE4 SE4 of Sec 16
T1S, R1E, Ute Meridian
9818F14

MAP Surveys, Inc.
MAPPING - PLANNING - SURVEYING
P O BOX 290, MESA, COLORADO 81643
(970)268-5851 FAX (970)268-5532