

SHADOWBROOK SUBDIVISION FILING NO. 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned SUPERIOR DEVELOPMENT, INC., a Colorado Corporation is the owner of that real property located in the SW 1/4 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 2171, Page 882 and 883)

Commencing at the Southwest corner of the SE1/4 SE1/4 of Section 4, (a Mesa County Survey Marker) from whence the Southeast corner of Section 4 (a Mesa County Survey Marker) bears North 90 degrees 00 minutes 00 seconds East, a distance of 1320.90 feet, with all bearings contained herein relative thereto, thence North 00 degrees 11 minutes 52 seconds West, a distance of 50.00 feet to a point on the North right-of-way line of F Road, said point being the POINT OF BEGINNING, thence South 90 degrees 00 minutes 00 seconds East, a distance of 76.41 feet, thence North 44 degrees 48 minutes 08 seconds East, a distance of 27.71 feet, thence North 00 degrees 11 minutes 52 seconds West, a distance of 180.16 feet, thence North 02 degrees 51 minutes 18 seconds East, a distance of 75.11 feet, thence North 00 degrees 11 minutes 52 seconds West, a distance of 210.17 feet, thence North 45 degrees 05 minutes 56 seconds West, a distance of 28.33 feet, thence South 90 degrees 00 minutes 00 seconds West, a distance of 80.00 feet, thence South 00 degrees 11 minutes 52 seconds East, a distance of 505.00 feet to the POINT OF BEGINNING. Said parcel containing 1.129 acres, as described.

That said owners have caused the said real property to be laid out and surveyed as SHADOWBROOK SUBDIVISION FILING NO. 3, 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.

Said owners hereby certify there are no lienholders to herein described real property.

IN WITNESS WHEREOF, said owners, have caused their names to be hereunto subscribed this 31 day of March, A.D. 1997

Leeds Foyl Superior Development Co.
Leeds J. Foyl - President

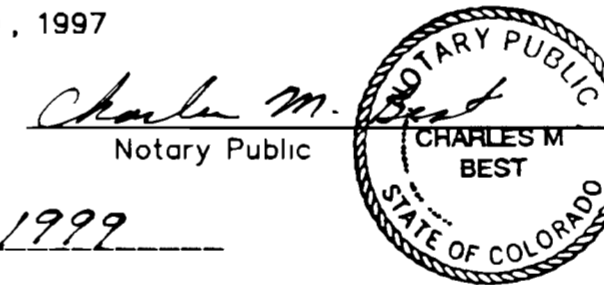
Tom L Geist Superior Development Co.
Tom L Geist - Secretary

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Leeds Foyl, President and Tom Geist, Secretary of Superior Development Co. this 31 day of March, A.D. 1997

Witness my hand and official seal



My Commission Expires Oct. 9, 1999

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of April, A.D. 1997, by the County Planning Commission of the County of Mesa, State of Colorado

Chad M. Best
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 03rd day of April, A.D. 1997, by the Board of County Commissioners of the County of Mesa, State of Colorado

Joseph B. Penora
Chairman

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:58 o'clock P M, May 30, A.D. 1997 and was duly recorded in Plat Book No. 15 Page No. 321

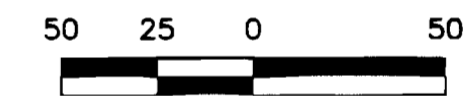
1800560
Reception No

DD 58 10.00 1.00
Drawer No FEE

Monika Todd Clerk and Recorder
Jamca K. Finney Deputy



SCALE 1"=50'



LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
- 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 BLM or Mesa County Markers as shown on the accompanying plat

Easement and title documents (schedules A&B) provided by First American Title Insurance Company Title policy No. 113410

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 2312, Pages 918-927, Mesa County Records

Located in the SE1/4 SE1/4 Section 4 T1N R1W UTE M

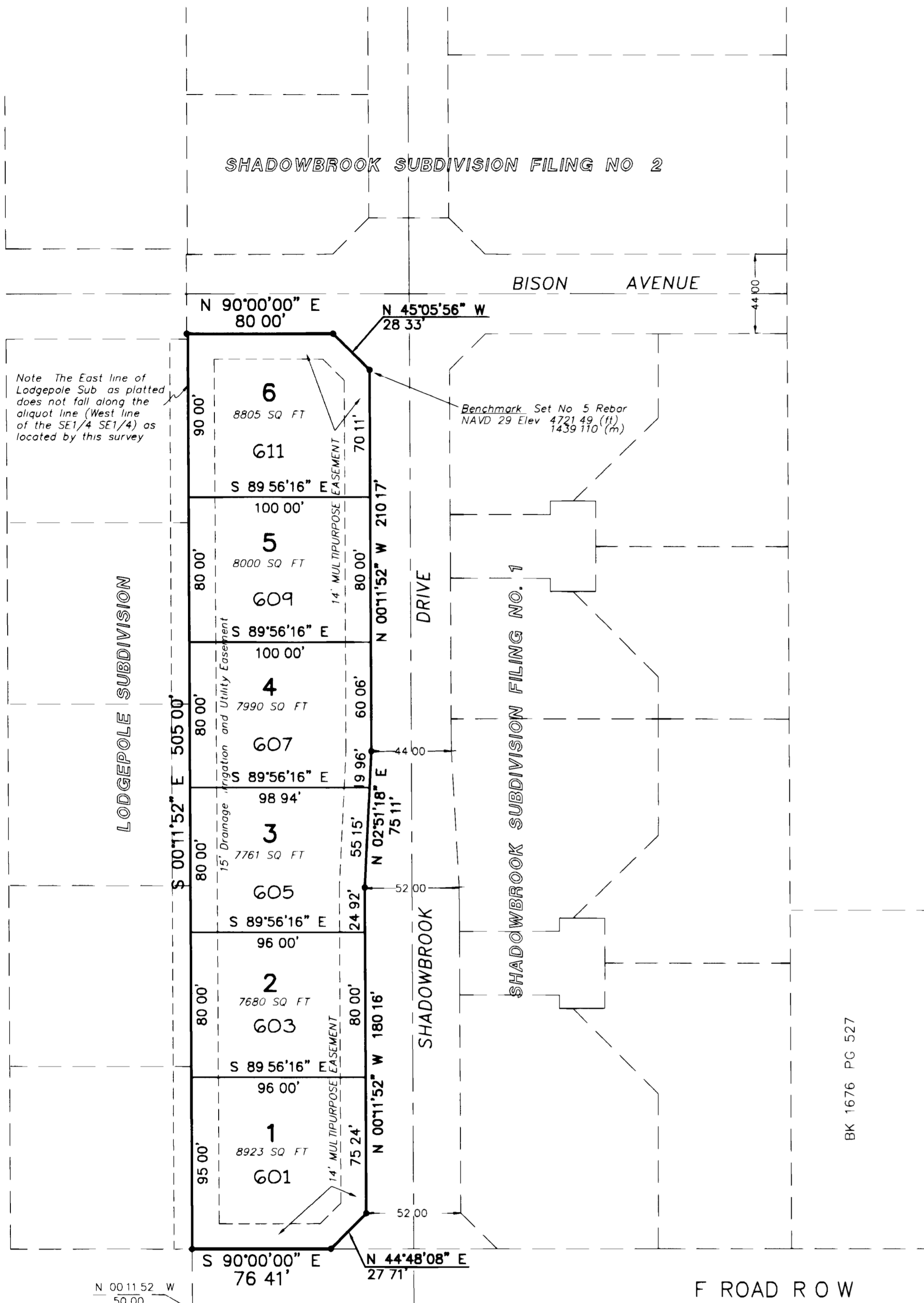
SHADOWBROOK SUBDIVISION #3

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) 244-9180

PROJECT NO 96029	SUR BY DWJ	DRAWN JEB	CHECKED DWJ	SHEET 1	OF 1
DATE DEC 1996					



Basis of Bearings
N 90°00'00" E 1320.90'

SE CORNER SECTION 4
T1S R1E UTE MERIDIAN
MESA COUNTY, COLORADO
Mesa County Survey Marker

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

AREA SUMMARY		
LOTS	=	1.129 Acres 100.00%
TOTAL	=	1.129 Acres 100.00%

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of SHADOWBROOK SUBDIVISION FILING NO. 3 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 31 day of Mar, 1997

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.