

MOUNTAIN SHADOWS FILING NO.2

A Replat of Outlot A of Mountain Shadows Filing No.1

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

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, known as Outlot A of Mountain Shadows Filing No 1, said parcel being more particularly described as follows

Commencing at the Southeast corner of Section 16, T1S, R1E, Ute Meridian, from whence the Northeast corner of the SE 1/4 SE 1/4 of said Section 16 bears N 00°00'00" E, 1319.82 feet, with all bearings contained herein being referenced thereto, thence S 89°52'58" W, 30.00 feet, thence N 00°00'00" E, 83.00 feet to a point on the West right-of-way of 31 Road, the True Point of Beginning Thence N 00°00'00" E, 265.84 feet, thence leaving said right-of-way S 90°00'00" W, 194.50 feet, thence S 87°38'50" W, a distance of 221.68 feet, thence S 88°25'31" W, a distance of 80.51 feet, thence S 90°00'00" W, a distance of 133.94 feet, to the East boundary of Meadowvale Subdivision, thence along said East boundary S 00°00'23" W, a distance of 252.82 feet to a point on the North right-of-way of Mesa Valley Canal, thence along said North right-of-way N 86°47'46" E, a distance of 111.80 feet, thence N 84°00'29" E, a distance of 137.68 feet, thence N 81°37'33" E, a distance of 72.71 feet, thence 105.01 feet along a 1780.00 foot radius curve to the right with a central angle of 03°22'48" the chord of which bears N 83°18'57" E, a distance of 104.99 feet, thence 98.64 feet along a 250.00 foot radius curve to the right with a central angle of 22°36'26" the chord of which bears S 83°41'26" E, a distance of 98.00 feet, thence S 72°23'13" E, a distance of 113.59 feet to the True Point of Beginning

The above parcel, as described, contains 3.43 acres, more or less

That said owner has caused the said real property to be laid out and surveyed as MOUNTAIN SHADOWS FILING NO 2, 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 12 day of SEP A.D., 1997

TERRACE CONSTRUCTION, INC By Donald R. White
Donald R. White

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12th day of September A.D., 1997

Witness my hand and official seal Josie Ann Jones
Notary Public

My commission expires September 3rd, 2001

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 2:56 o'clock P.M on this 27th day of OCTOBER A.D. 1997 and was recorded as reception number 1817999 in Plat Book 16 on Page 32 Drawer No DD148
Monika Todd Shirley Howard
Mesa County Clerk and Recorder Deputy Fees \$10.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 2nd day of October, A.D. 1997
Board of County Commissioners of the County of Mesa, Colorado

Veronica B. Gonzales
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

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

Chadwick
Chairman

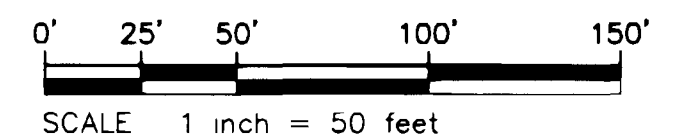
SURVEYOR'S CERTIFICATE

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



Date of Certification 9/11/97

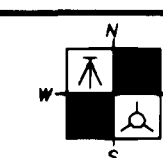
NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon



FINAL PLAT
TERRACE CONSTRUCTION, INC.

MOUNTAIN SHADOWS FILING NO.2
A Replat of Outlot A of Mountain Shadows Filing No 1
SE4SE4 Sec 16, T1S, R1E, Ute M.

DATE Sept 11, 1997 SCALE 1" = 50'



MAP Surveys, Inc.

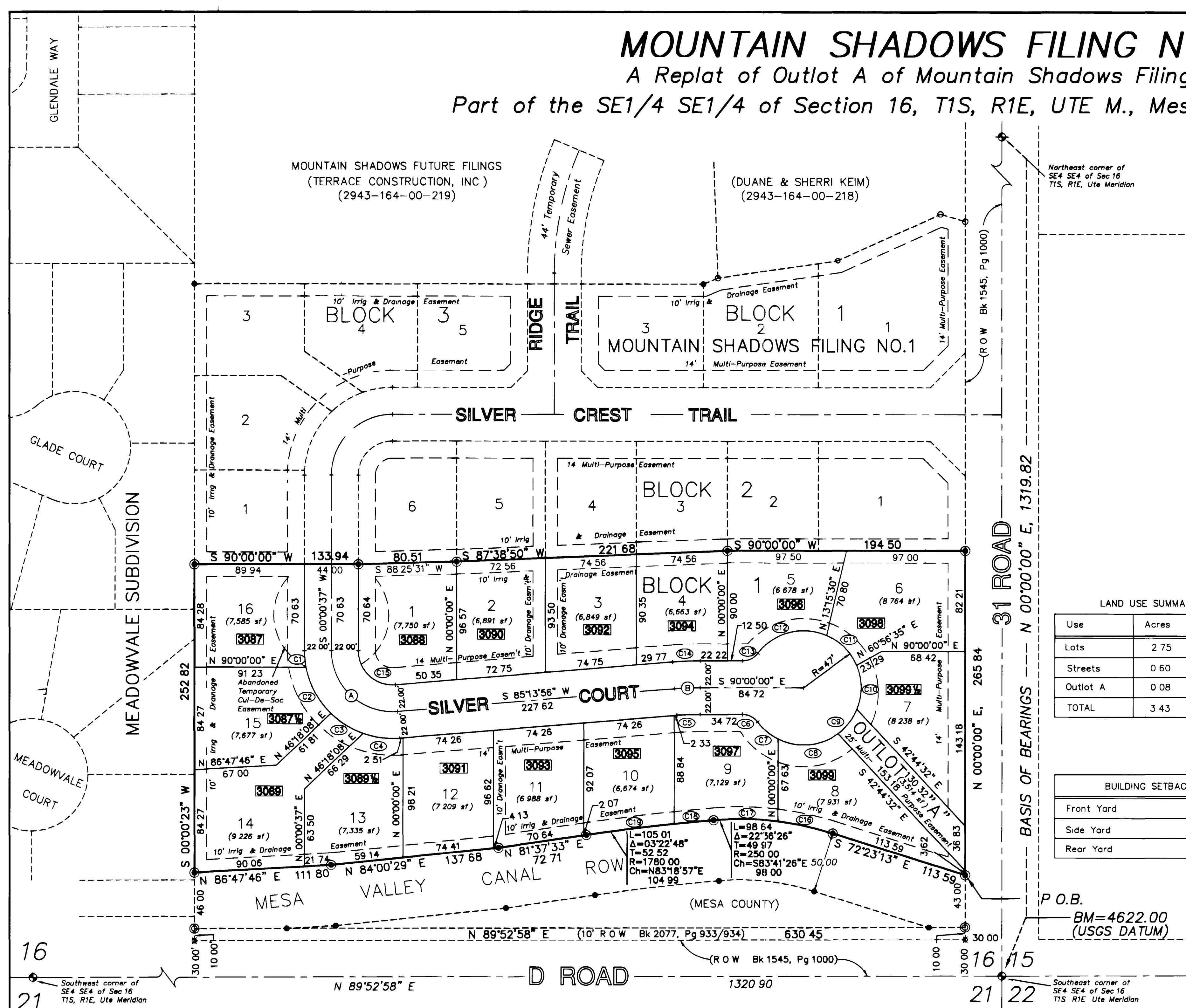
MAPPING - PLANNING - SURVEYING

P O BOX 290, MESA, COLORADO 81643

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

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LAND USE SUMMARY

Use	Acres	Percent
Lots	2.75	80.2
Streets	0.60	17.5
Outlot A	0.08	2.3
TOTAL	3.43	100.0

BUILDING SETBACKS

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

CURVE TABLE

NO	RADIUS	DELTA	LENGTH	TAN	CH BEARING	CHORD
A	50.00	94 46'41"	82.71	54.35	S47 22'43"E	73.60
B	250.00	04 46'04"	20.80	10.41	N87 36'58"E	20.80
C1	72.00	10 55'25"	13.73	6.88	N05 27'05"W	13.71
C2	72.00	34 42'08"	43.61	22.50	S28 15'52"E	42.94
C3	72.00	24 50'04"	31.21	15.85	S58 01'58"E	30.96
C4	72.00	24 19'04"	30.56	15.51	S82 36'32"E	30.33
C5	228.00	04 46'04"	18.97	9.49	N87 36'58"E	18.97
C6	15.50	53 07'48"	14.37	7.75	S63 26'06"E	13.86
C7	47.00	26 35'28"	21.81	11.11	S50 09'55"E	21.62
C8	47.00	63 09'25"	51.81	28.89	N84 57'38"E	49.22
C9	47.00	31 17'22"	25.67	13.16	N37 44'15"E	25.35
C10	47.00	45 14'11"	37.11	19.58	N00 31'32"W	36.15
C11	47.00	43 19'34"	35.54	18.67	S44 48'25"E	34.70
C12	47.00	76 39'37"	62.88	37.16	N75 12'00"E	58.30
C13	15.50	53 07'48"	14.37	7.75	S63 26'06"W	13.86
C14	272.00	04 46'04"	22.63	11.32	N87 36'58"E	22.63
C15	28.00	94 46'41"	46.32	30.44	S47 22'43"E	41.21
C16	250.00	10 30'39"	45.86	23.00	S77 38'32"E	45.80
C17	250.00	12 05'47"	52.78	26.49	S88 56'45"E	52.68
C18	1780.00	01 02'43"	32.48	16.24	N84 29'00"E	32.48
C19	1780.00	02 20'05"	72.53	36.27	N82 47'36"E	72.53

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

- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
- FOUND NO 5 REBAR W/ALUM I D CAP "JOHNSON-PLS16835"
- FOUND NO 5 REBAR W/ YELLOW PLAS I D CAP "LS 2144"
- 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
- 3091 STREET ADDRESS OF LOT

LEGEND