

MOUNTAIN SHADOWS FILING NO.1

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

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

(DUANE & SHERRI KEIM)
(2943-164-00-218)

Northeast corner of
SE4 SE4 of Sec 16
T1S R1E, Ute Meridian

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, and 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, 40.00 feet to a point on the West right-of-way of 31 Road, the True Point of Beginning. Thence N 00°00'00" E, 579.35 feet, thence leaving said right-of-way N 73°47'52" W, 21.03 feet, thence S 65°34'19" W, a distance of 92.09 feet, thence S 81°42'58" W, a distance of 99.18 feet, thence S 67°03'37" W, a distance of 12.83 feet, thence S 90°00'00" W, a distance of 416.38 feet to the East boundary of Meadowvale Subdivision, thence along said East boundary S 00°00'23" W, a distance of 529.14 feet to a point on the North right-of-way of D Road, thence along said North right-of-way N 89°52'58" E, a distance of 630.45 feet to the True Point of Beginning.

The above parcel, as described, contains 7.77 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as MOUNTAIN SHADOWS, 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 27 day of FEB A.D., 1997.

TERRACE CONSTRUCTION, INC.

By Donald R. White
Donald R. White

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 27 day of February A.D., 1997.

Witness my hand and official seal Elyabon H. Friant
Notary Public

My commission expires August 2, 2000

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 9:45 o'clock A.M. on this March 27th day of March A.D. 1997 and was recorded as reception number 1792780 in Plat Book 15 on Page 301 Drawer No. DD24.
Monica Todd Katherine
Mesa County Clerk and Recorder Deputy Fees \$10.00 + 100

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25th day of March, A.D., 1997
Board of County Commissioners of the County of Mesa, Colorado
Donna B. Senora
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11 day of March A.D., 1997
County Planning Commission of the County of Mesa, Colorado
Thomas R. Banta
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 in all respects to the best of my knowledge and belief.

Millard Walter Eldridge 3/26/97
11980
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.

SCALE 1 inch = 50 feet

FINAL PLAT
TERRACE CONSTRUCTION, INC.

MOUNTAIN SHADOWS FILING NO 1
SE4SE4 Sec.16, T1S, R1E, Ute M

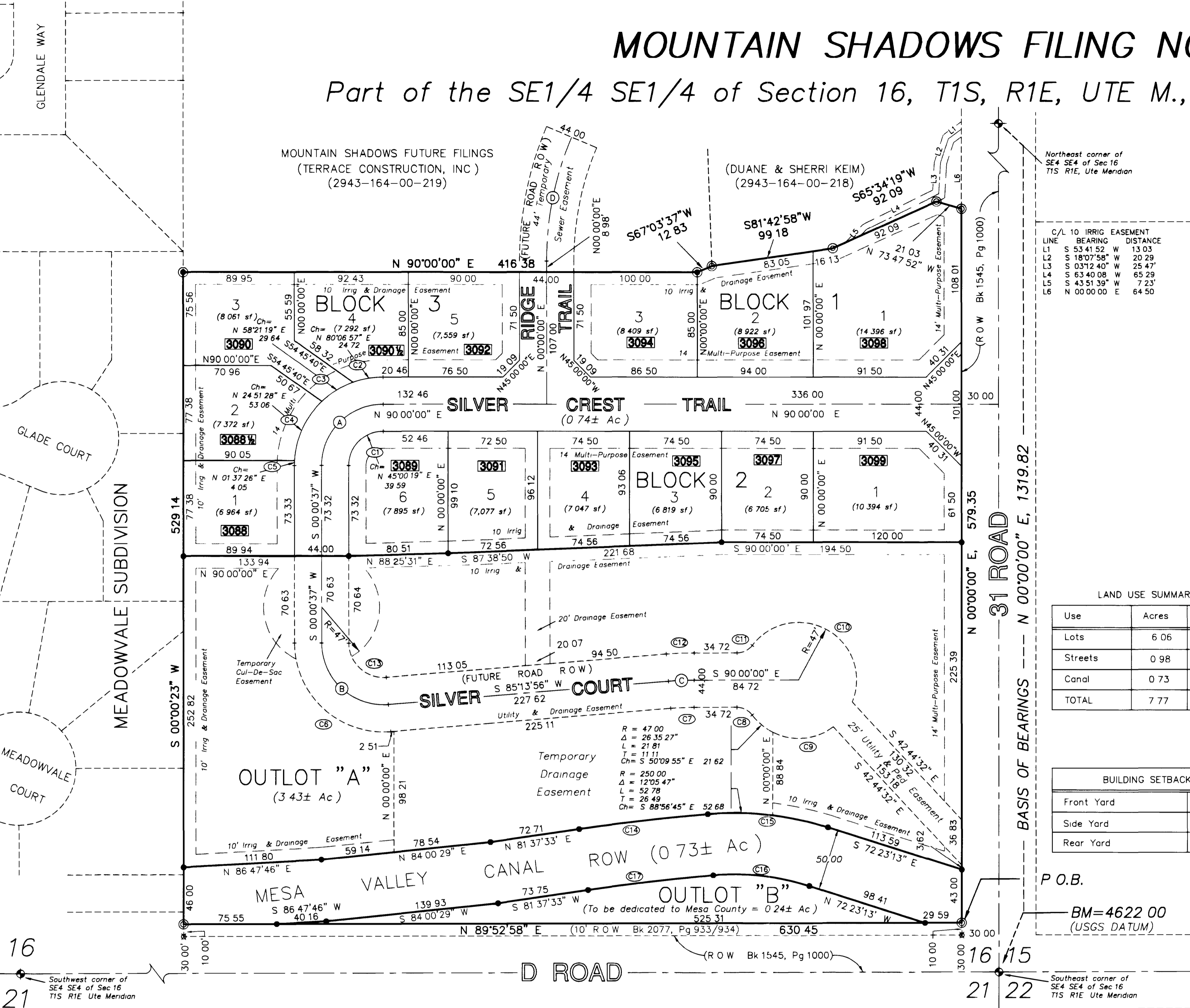
DATE February 22, 1997 SCALE 1" = 50'

MAP Surveys, Inc.

MAPPING - PLANNING - SURVEYING
P O BOX 290 MESA, COLORADO 81643
(303)268-5851 FAX (303)268-5532

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C/L 10 IRRIG EASEMENT

LINE	BEARING	DISTANCE
L1	S 53°41'52" W	13.03
L2	S 18°07'58" W	20.29
L3	S 03°12'40" W	25.47
L4	S 63°40'08" W	65.29
L5	S 43°51'39" W	7.23
L6	N 00°00'00" E	64.50

LAND USE SUMMARY

Use	Acres	Percent
Lots	6.06	78.0
Streets	0.98	12.6
Canal	0.73	9.4
TOTAL	7.77	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	89°59'23"	78.53	49.99	S45°00'19"W	70.70
B	50.00	94°46'41"	82.71	54.35	S47°22'43"E	73.60
C	250.00	04°46'04"	20.80	10.41	N87°36'58"E	20.80
D	260.00	22°47'34"	103.43	52.41	N11°23'47"E	102.75
C1	28.00	89°59'23"	43.98	28.00	N45°00'19"E	39.59
C2	72.00	19°46'05"	24.84	12.55	N80°06'57"E	24.72
C3	72.00	23°45'13"	29.85	15.14	N58°21'19"E	29.64
C4	72.00	43°14'28"	54.34	28.54	N24°51'28"E	53.06
C5	72.00	03°13'37"	4.06	2.03	N01°37'26"E	4.05
C6	72.00	94°46'41"	119.10	78.27	S47°22'43"E	105.98
C7	228.00	04°46'04"	18.97	9.49	N87°36'58"E	18.97
C8	15.50	53°07'48"	14.37	7.75	S63°26'06"E	13.86
C9	47.00	89°44'52"	73.63	46.79	S81°44'38"E	66.32
C10	47.00	165°13'22"	135.53	362.44	N60°31'07"W	93.22
C11	15.50	53°07'48"	14.37	7.75	S63°26'06"E	13.86
C12	272.00	04°46'04"	22.63	11.32	N87°36'58"E	22.63
C13	28.00	94°46'41"	46.32	30.44	S47°22'43"E	41.21
C14	1780.00	03°22'48"	105.01	52.52	N83°18'57"E	104.99
C15	250.00	22°36'26"	98.64	49.97	S83°41'26"E	98.00
C16	200.00	22°36'26"	78.91	39.98	N83°41'26"W	78.40
C17	1730.00	03°22'48"	102.06	51.04	S83°18'57"W	102.04

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

NOTICE: RIGHT TO FARM ACT
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.

- LEGEND
- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
 - FOUND NO 5 REBAR W/ALUM ID CAP "JOHNSON-PLS16835"
 - ✱ FOUND NO 5 REBAR W/ YELLOW PLAS ID CAP "LS 2144"
 - 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"
 - MONUMENT SET IN CONCRETE
 - CALCULATED POSITION
 - 3088 STREET ADDRESS OF LOT