

BROOKDALE : SHEET 1 of 2

A REPLAT OF BROOKDALE (book 13, page 47); AND REPLAT OF LOTS 13 THRU 19, BLOCK THREE; LOTS 1 THRU 7, BLOCK FOUR; AND PARCEL 1, PARCEL 2, BEING A PORTION OF TRACT A; AND PARCEL 3, PARCEL 4, BEING A PORTION OF TRACT B, BROOKDALE (book 13, page 167)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being Brookdale and Replat of Lots 13 thru 19, Block Three; Lots 1 thru 7, Block Four; and Parcel 1, Parcel 2, being a portion of Tract A; Parcel 3, Parcel 4, being a portion of Tract B, Brookdale, a Planned Development located in the NE 1/4 of the SW 1/4 of Section 15, Township 1 South, Range 1 East, of the Ute Meridian, as shown on the accompanying plat and described as follows:

The west ten (10) acres of the east fifteen (15) acres of the NE 1/4 of the SW 1/4 of Section 15, Township 1 South, Range 1 East, of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northeast Corner of said NE 1/4, SW 1/4, whose North line bears S 90° 00' 00" W, and all bearings contained herein being relative thereto; thence S 90° 00' 00" W, along said North line, 164.98 feet to the true point of beginning; thence leaving said North line, S 00° 10' 10" E, 1320.14 feet to the South line of said NE 1/4 SW 1/4; thence N 89° 59' 03" W, along said South line, 329.98 feet; thence leaving said South line N 00° 10' 10" W, 1320.05 feet to the North line of said NE 1/4 SW 1/4; thence N 90° 00' 00" E, 329.98 feet to the true point of beginning, containing 10.00 acres, more or less.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat, to the public forever, and hereby grant those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utility companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to, transmission lines, electric lines, gas lines and telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be used in a reasonable and prudent manner.

That all expenses for street construction, paving or other improvements shall be financed by the seller or purchaser, not by the County of Mesa.

That said owners do also hereby dedicate and set apart Tracts 1 - 4, as shown on the accompanying plat, and described herein, as common areas, forever under the ownership of Brookdale Homeowner's Ass'n; and as utility easements, as described herein; that all expenses and responsibilities for improvements, maintenance and operation of said common areas shall be the obligation of Brookdale Homeowner's Ass'n., not the County of Mesa.

TRACT 1 - Beginning at a point which is located 219.90 feet South and 32.65 feet East of the Northwest corner of Brookdale Subdivision; thence N 89° 49' 50" E, 23.00 feet; thence S 00° 10' 10" E, 46.00 feet; thence S 89° 49' 50" W, 23.00 feet; thence N 00° 10' 10" W, 46.00 feet to the point of beginning, containing 0.024 acres, more or less. Said Tract also being a part of "Tract A" as recorded in Book 1377, page 901, County Clerk and Records Office, County of Mesa, State of Colorado.

TRACT 2 - Beginning at a point which is located 481.90 feet South and 33.43 feet East of the Northwest corner of Brookdale Subdivision; thence N 89° 49' 50" E, 23.00 feet; thence S 00° 10' 10" E, 46.00 feet; thence S 89° 49' 50" W, 23.00 feet; thence N 00° 10' 10" W, 46.00 feet to the point of beginning, containing 0.024 acres, more or less. Said Tract also being a part of "Tract A" as recorded in Book 1377, page 901, County Clerk and Records Office, County of Mesa, State of Colorado.

TRACT 3 - Beginning at a point which is located 744.90 feet South and 34.20 feet East of the Northwest corner of Brookdale Subdivision; thence N 89° 49' 50" E, 23.00 feet; thence S 00° 10' 10" E, 37.00 feet; thence S 89° 49' 50" W, 23.00 feet; thence N 00° 10' 10" W, 37.00 feet to the point of beginning, containing 0.020 acres, more or less. Said Tract also being a part of "Tract A" as recorded in Book 1377, page 901, County Clerk and Records Office, County of Mesa, State of Colorado.

TRACT 4 - Beginning at a point which is located 1012.90 feet South and 35.00 feet East of the Northwest corner of Brookdale Subdivision; thence N 89° 49' 50" E, 23.00 feet; thence S 00° 10' 10" E, 37.00 feet; thence S 89° 49' 50" W, 23.00 feet; thence N 00° 10' 10" W, 37.00 feet to the point of beginning, containing 0.020 acres, more or less. Said Tract also being a part of "Tract B" as recorded in Book 1377, page 901, County Clerk and Records Office, County of Mesa, State of Colorado.

IN WITNESS WHEREOF, said owners, Jan-Log Construction and Development, Inc., Dirk Janessa, President, and Dennis Plog, Sec.-Treas., along with Mark & Peggy M. Higgins; James K. & Jean M. Boothe; James E. & Anna L. Carpenter; Larry R. & Marla K. Schave; Danny Gene Mitchell, Jr. & Lucinda C. Mitchell; Kurt G. &

Debbie J. Cross; Lois A. Denny; Robert & Melanie Johnson; Dorene L. McMinn; Scott W. Stewart; Barton S. Beasley; William J. & Berdeen E. Block; Kenneth L. & Sharon Dowdy; Donald W. & Mary G. McDonald; as individual owners of lots within Brookdale Subdivision, have caused their names to be hereon subscribed.

JAN-LOG CONSTRUCTION & DEVELOPMENT, INC.

Dirk Janessa
President

Dennis Plog
Sec. - Treas.

INDIVIDUAL LOT OWNERS

Mark Higgins
Mark Higgins - Lot 1, Blk. 1

Peggy M. Higgins
Peggy M. Higgins - Lot 1, Blk. 1

James K. Boothe
James K. Boothe - Lot 2, Blk. 1

Jean M. Boothe
Jean M. Boothe - Lot 2, Blk. 1

James E. Carpenter
James E. Carpenter - Lot 3, Blk. 1

Anna L. Carpenter
Anna L. Carpenter - Lot 3, Blk. 1

Larry R. Schave
Larry R. Schave - Lot 4, Blk. 1

Marla K. Schave
Marla K. Schave - Lot 4, Blk. 1

Danny Gene Mitchell, Jr.
Danny Gene Mitchell, Jr. - Lot 5, Blk. 1

Lucinda C. Mitchell
Lucinda C. Mitchell - Lot 5, Blk. 1

Kurt G. Cross
Kurt G. Cross - Lot 6, Blk. 1

Debbie J. Cross
Debbie J. Cross - Lot 6, Blk. 1

Lois A. Denny
Lois A. Denny - Lot 7, Blk. 1

Melanie K. Johnson
Melanie Johnson - Lot 8, Blk. 1

Robert Johnson
Robert Johnson - Lot 8, Blk. 1

Melanie K. Johnson
Melanie Johnson - Lot 8, Blk. 1

Dorene L. McMinn
Dorene L. McMinn - Lot 10, Blk. 1

Scott W. Stewart
Scott W. Stewart - Lot 11, Blk. 1

Barton S. Beasley
Barton S. Beasley - Lot 12, Blk. 1

William J. Block
William J. Block - Lot 4, Blk. 2

Berdean E. Block
Berdeen E. Block - Lot 4, Blk. 2

Kenneth L. Dowdy
Kenneth L. Dowdy - Lot 7, Blk. 2

Sharon K. Dowdy
Sharon Dowdy - Lot 7, Blk. 2

Donald W. McDonald
Donald W. McDonald - Lot 12, Blk. 2

Mary G. McDonald
Mary G. McDonald - Lot 12, Blk. 2

Daniel O. Gunn
Daniel O. Gunn - Lot 2, Block 2

Michael A. Gunn
Michael A. Gunn - Lot 2, Block 2

SURVEYORS CERTIFICATE

I, Forrest L. Youngs, do hereby certify that the accompanying plat of "A Replat of Brookdale, and Replat of Lots 13 thru 19, Block Three; Lots 1 thru 7, Block Four; and Parcel 1, Parcel 2, being a portion of Tract A; Parcel 3, Parcel 4, being a portion of Tract B, Brookdale, a planned development of a part of the County of Mesa, State of Colorado, has been prepared under my supervision and accurately represents a survey of the same.

Forrest L. Youngs
Forrest L. Youngs, Colorado Registration No. 20166

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 25th day of JUNE, A.D. 19 84, by each of the land owners listed hereon.

Witness my hand and official seal. My commission expires NOV. 24, 1987

Notary Public

341 COPPER CREEK CT., GRAND JUNCTION, CO. 81501
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 4:11 o'clock P M., this 28 day of June, A.D. 19 84, and is duly recorded in Plat Book 13, Page 262, Reception number 1365595.

Carl Sawyer
Clerk and Recorder
#2082

Barbara A. Spruce
Deputy

Fees COVENANTS & RESTRICTIONS RECORDED BOOK 1377, PAGE 896

UTILITIES COORDINATING COMMITTEE

Approved this 29th day of May, A.D. 19 84.
Utilities Coordinating Committee of the County of Mesa, Colorado

CE Stockton
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11th day of June, A.D. 19 84.
Board of County Commissioners of the County of Mesa, Colorado

Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of June, A.D. 19 84.
County Planning Commission of the County of Mesa, Colorado

Chairman



BROOKDALE: A REPLAT OF BROOKDALE (book 13, page 47); AND REPLAT OF LOTS 13 THRU 19, BLOCK THREE; LOTS 1 THRU 7, BLOCK FOUR; AND PARCEL 1, PARCEL 2, BEING A PORTION OF TRACT A AND PARCEL 3, PARCEL 4, BEING A PORTION OF TRACT B, BROOKDALE (book 13, page 167).
LOCATED IN NE 1/4, SW 1/4, SECTION 15, T. 1 S., R. 1 E., UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon

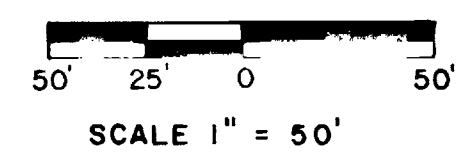
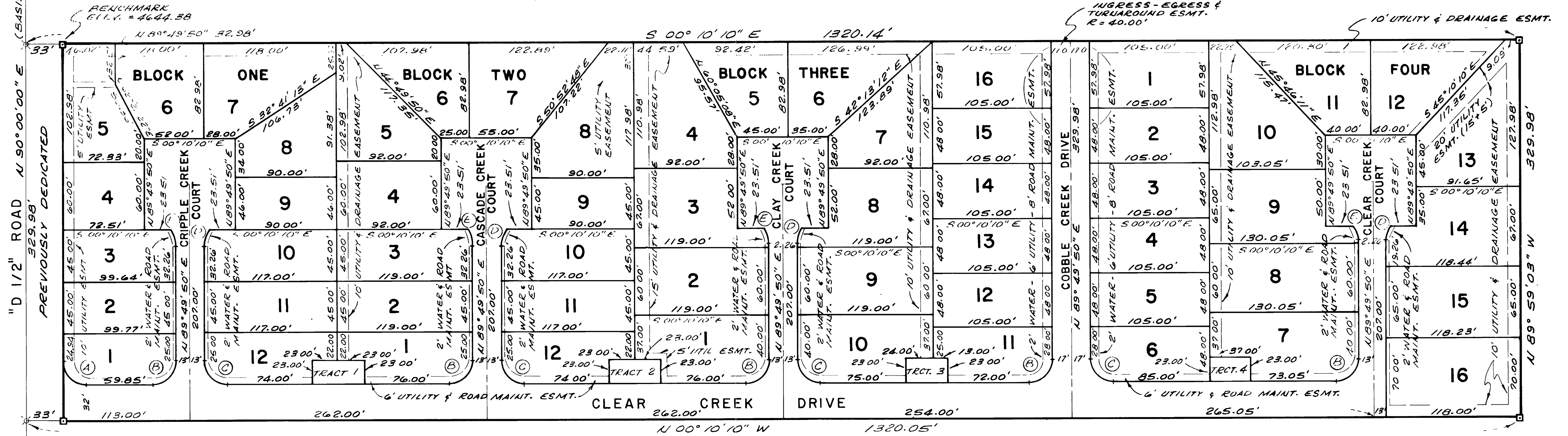
CENTRIX ENGINEERING
CONSULTING CIVIL ENGINEERS
LAND PLANNERS
917 MAIN ST. GRAND JUNCTION, CO. 81501 903/245-5112

BROOKDALE : SHEET 2 of 2

N 00° 10' 10" W 2640.37' S.E. COR. S.W. ¼
EAST LINE OF S.W. ¼ SEC. 15, T.15., R.1E. U.M.

N.E. COR. N.E. ¼ S.W. ¼
SEC. 15, T.15., R.1E., U.M.

A REPLAT OF BROOKDALE (book 13, page 47); AND REPLAT OF LOTS 13 THRU 19, BLOCK THREE; LOTS 1 THRU 7, BLOCK FOUR; AND PARCEL 1, PARCEL 2, BEING A PORTION OF TRACT A; AND PARCEL 3, PARCEL 4, BEING A PORTION OF TRACT B, BROOKDALE (book 13, page 167)



N.W. COR. N.E. ¼ S.W. ¼
SEC 15, T.15., R.1E., U.M.

NOTE:
TRACTS 1 THROUGH 4 HAVE BEEN
DEDICATED HEREON AS PUBLIC
UTILITY EASEMENTS. SEE
DEDICATION STATEMENT, SHEET 1.

LEGEND

- MGSB BRASS CAP
- EXIST. 5/8" REBAR W/CAP IN CONCRETE L.S. 9331
- ⊗ FOUND "PK" NAIL IN ASPHALT
- └ SET 5/8" REBAR W/CAP

MINIMUM SETBACK REQUIREMENTS

- D $\frac{1}{2}$ Road - 10 feet
- Clear Creek Drive - 10 feet
- Cul-de-sac Streets:
 - Front - 20 feet, End of cul-de-sacs - 5 feet
 - Side - 0 feet, except where easements prohibit
 - Rear - 0 feet, except where easements prohibit

AREA BREAKDOWN

- Private Lots - 6.95 acres
- Common Areas - 0.09
- Dedicated Public Streets - 2.00
- Easements - 0.96 acres
- TOTAL - 10 Acres

CURVE DATA

ANGLE	RAD.	LENGTH	TAN.	CH.	CH. BRNG.
A 90° 10' 10"	20.00'	31.48'	20.06'	28.33'	N 44° 54' 55" E
B 90° 00' 00"	20.00'	31.42'	20.00'	28.28'	N 45° 10' 10" W
C 90° 00' 00"	20.00'	31.42'	20.00'	28.28'	N 44° 49' 50" E
D 30° 37' 28"	25.00'	13.36'	6.85'	13.20'	N 74° 51' 26" W
E 30° 37' 28"	25.00'	13.36'	6.85'	13.20'	N 74° 31' 06" E

BROOKDALE: A REPLAT OF BROOKDALE (book 13, page 47); AND REPLAT OF LOTS 13 THRU 19, BLOCK THREE; LOTS 1 THRU 7, BLOCK FOUR; AND PARCEL 1, PARCEL 2, BEING A PORTION OF TRACT A; AND PARCEL 3, PARCEL 4, BEING A PORTION OF TRACT B, BROOKDALE (book 13, page 167).
LOCATED IN NE¼, SW¼, SECTION 15, T. 1 S., R. 1 E., UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.

CENTRIX ENGINEERING
CONSULTING CIVIL ENGINEERS
LAND PLANNERS