

# MOUNTAIN SHADOWS FILING NO.5

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, 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, being also the POINT OF BEGINNING 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 Thence S 90°00'00" W, 370.32 feet along the North boundary of Mountain Shadows Filing No.4 to a point on the East boundary of Meadowvale Subdivision Thence N 00°00'23" E, 224.00 feet along said East boundary Thence N 89°53'03" E, 630.30 feet along the North boundary of the SE 1/4 SE 1/4 of said Section 16 to the point of beginning.

The above parcel, as described, contains 3.25 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as, MOUNTAIN SHADOWS FILING NO.5, 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 \_\_\_\_ day of \_\_\_\_\_ A.D., 1998

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

STATE OF COLORADO }  
COUNTY OF MESA }SS

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December A.D., 1998

Witness my hand and official seal Deanna O. Tennant  
Notary Public

My commission expires: March 30 2002

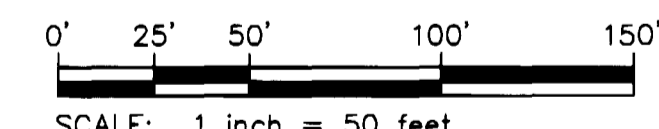
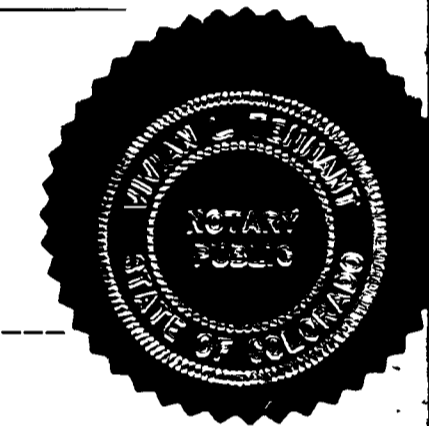
CLERK AND RECORDER'S CERTIFICATE  
I hereby certify that this instrument was filed for record in my office at 2:15 o'clock \_\_\_\_\_ P.M. on this 8<sup>th</sup> day of January A.D. 1998 and was recorded as reception number 1882924 in Plat Book 16 on Page 348 Drawer No 66 48  
Monte Telle Kevin McGilroy Fees: \$ 10<sup>00</sup>  
Mesa County Clerk and Recorder Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 7<sup>th</sup> day of January, A.D., 1998  
Board of County Commissioners of the County of Mesa, Colorado.  
James R. Baughman  
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5<sup>th</sup> day of January, A.D., 1998.  
County Planning Commission of the County of Mesa, Colorado  
Anna R. Beaton  
Chairman



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 M 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.

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.



12-30-98  
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.  
CLC-LT(9821FIL5)

FINAL PLAT

TERRACE CONSTRUCTION, INC.

MOUNTAIN SHADOWS FILING NO.5  
SE4SE4 Sec.16, T1S, R1E, Ute M.

DATE: December 30, 1998 SCALE: 1" = 50'

MAP Surveys, Inc.

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



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

LAND USE SUMMARY

Use	Acres	Percent
Lots	2.49	76.6
Streets	0.76	23.4
TOTAL	3.25	100.0

BUILDING SETBACKS

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

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

- LEGEND
- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
  - FOUND NO.5 REBAR W/ALUM. I.D CAP "JOHNSON-PLS 16835"
  - 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"
  - CONCRETE FOUND OR PLACED AROUND MONUMENT
  - CALCULATED POSITION
  - 420 STREET ADDRESS OF LOT

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
A	44.78	10°15'47"	250.00	22.45	N84°52'06"E	44.72
B	44.78	10°15'47"	250.00	22.45	N84°52'06"E	44.72
C1	31.94	8°08'03"	225.00	16.00	N83°55'59"E	31.92
C2	27.85	5°51'58"	272.00	13.94	N84°47'56"E	27.84
C3	10.77	2°16'05"	272.00	5.38	N88°51'58"E	10.77
C4	37.04	7°48'08"	272.00	18.55	N83°38'17"E	37.01
C5	40.84	10°15'47"	228.00	20.47	N84°52'06"E	40.79

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.