

MEADOWVALE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Herbert W Siddle is the owner of that real property situated in the County of Mesa, State of Colorado and being that part of the SE 1/4 Section 16, T1S, R1E Ute Meridian as shown on accompanying plat, said real property being more particularly described as follows

Beginning at the SE Corner of the SW 1/4 SE 1/4 of Section 16, T1S, R1E Ute Meridian, thence S 89°52'46"W 80.00 feet, thence N 0°00'28"E 253.00 feet, thence N 70°55'49"W 264.66 feet to a point on the West line of the E 1/4 SW 1/4 SE 1/4 of said Section 16, thence along said West line N 0°00'31"E 979.86 feet to the NW Corner of said E 1/4 SW 1/4 SE 1/4, thence N 89°52'59"E 990.43 feet to the NE Corner of the W 1/2 SE 1/4 SE 1/4 of said Section 16, thence S 0°00'03"W 1319.80 feet to the SE Corner of said W 1/2 SE 1/4 SE 1/4, thence S 89°52'46"W 660.45 feet to the point of beginning

Containing 28.309 acres more or less

That said owner has caused the said real property to be laid out and surveyed as Meadowvale Subdivision a subdivision of a part of Mesa County, Colorado

That said owner does 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 dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner

That all expense for street paving or improvement shall be furnished by the seller or purchaser, not by the County of Mesa

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 9th day of September A D, 1980




Herbert W Siddle

STATE OF COLORADO)
COUNTY OF Mesa) ss

The foregoing instrument was acknowledged before me this 9th day of September A D, 1980 by Herbert W Siddle

My Commission Expires November 4, 1982
Witness my hand and official Seal


Notary Public


CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss Rec. # 1253213

I hereby certify that this instrument was filed in my office at 11:40 o'clock A M, this 9 day of April A D, 1980, and is duly recorded in Plat Book No 12, Page 365-366
Fees \$ 20.00
Earl Sawyer
Clerk and Recorder

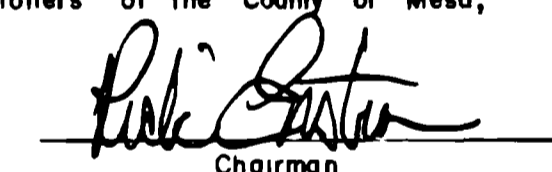
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19th day of September A D, 1980 County Planning Commission of the County of Mesa, Colorado


Chairman

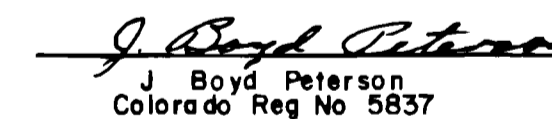
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9 day of September A D, 1980 Board of County Commissioners of the County of Mesa, Colorado

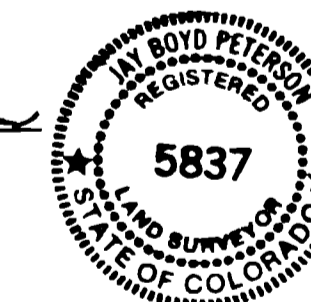

Chairman

SURVEYOR'S CERTIFICATE

I, J Boyd Peterson, do hereby certify that the accompanying plat of Meadowvale Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

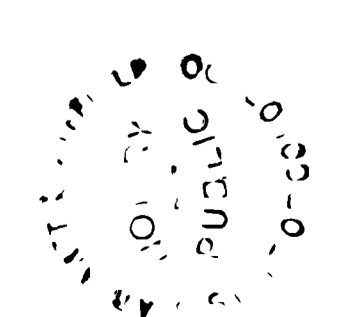

J Boyd Peterson
Colorado Reg No 5837

By Wayne Weathers Date 8-13-80
Utilities Coordinating Committee



PLANNED DEVELOPMENT CONDITIONS AND COVENANTS

This Planned Development is subject to and regulated by certain conditions of approval and/or restrictive covenants. Covenants are recorded in Book 1306 Page 523-535. Other requirements or conditions may be checked with the approving agency



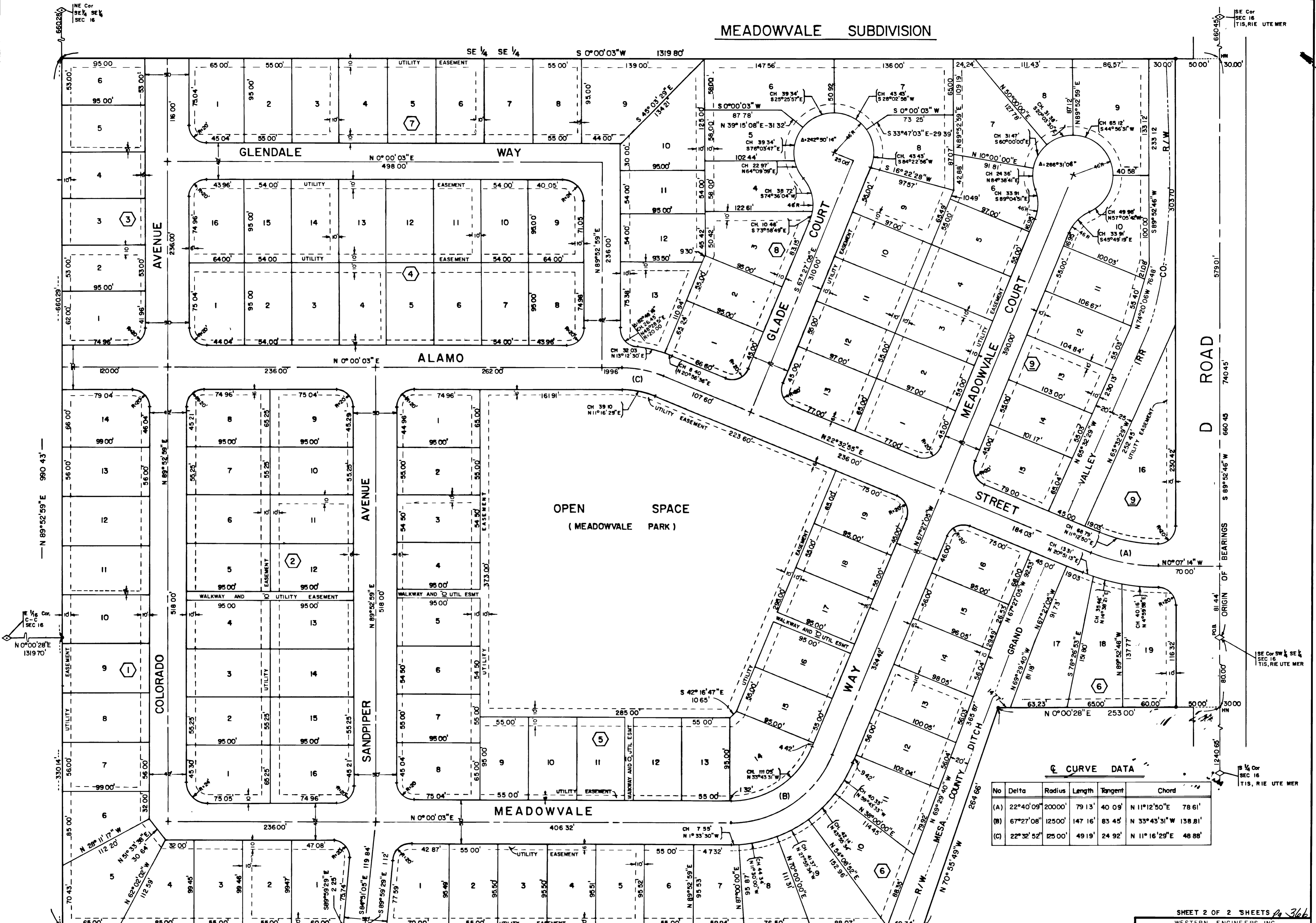
SHEET 1 OF 2 SHEETS 14-365

WESTERN ENGINEERS, INC
PLAT OF
MEADOWVALE SUBDIVISION
MESA COUNTY, COLORADO

SURVEYED RAM DRAWN D.L.H. CHECKED J.B.P.

GRAND JUNCTION COLO DWG 2737-903-2 6/10/80

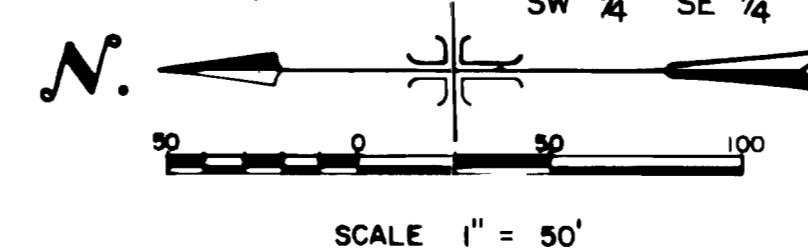
MEADOWVALE SUBDIVISION



AREA QUANTITIES

AREA IN LOT	= 17 969 Ac	= 63.4%
AREA IN STREETS	= 6 51 Ac	= 23.0%
AREA IN PARK	= 2 87 Ac	= 10.2%
AREA IN WALKWAYS	= 0 11 Ac	= 0.4%
AREA IN DITCH R/W	= 0 85 Ac	= 3.0%
TOTAL	= 28 309 Ac	= 100%

TOTAL NO OF LOTS = 132



- LEGEND**
- ◆ Mesa County Survey Monument
 - ⬢ 5 Rebar/Cap Set in Concrete
 - 5 Rebar/Cap Set
 - ⊙ Hinge Nail Set
 - 5 Rebar Found

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.

CURVE DATA

No	Delta	Radius	Length	Tangent	Chord
(A)	22°40'09"	20000'	79 13'	40 09'	N 11°12'50"E 78 61'
(B)	67°27'08"	12500'	147 16'	83 45'	N 33°43'31"W 138 81'
(C)	22°32'52"	2500'	49 19'	24 92'	N 11°16'29"E 48 88'

SHEET 2 OF 2 SHEETS *12 366*
 WESTERN ENGINEERS, INC.
 PLAT OF
MEADOWVALE SUBDIVISION
 MESA COUNTY, COLORADO
 SURVEYED RAM DRAWN D.L.H. CHECKED J.B.P.
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