

COUNTRY MEADOWS FILING FOUR

KNOW ALL MEN BY THESE PRESENTS: DEDICATION

That the undersigned, CHAPARRAL WEST, INC., is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2533 at Pages 780 thru 781 of the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 NW 1/4 Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, and in the SW 1/4 SE 1/4 of Section 35, Township 1 North, Range 2 West, of the Ute Meridian Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Commencing at the NE corner of Lot 4 Section 15, Township 11 South, Range 101W, 6th Principal Meridian, a 3/4" rod with a 3" aluminum cap, and considering the East line of INDEPENDENCE VALLEY SUBDIVISION FILING NO. ONE to bear S00°28'13"W and all bearings contained herein to be relative thereto; thence N89°56'37"W 9.92 feet to the S 1/4 corner of Section 35, Township 1 North, Range 2 West, Ute Meridian, a 1" pipe with a 2" brass cap found in place, thence N00°03'11"E 442.38 feet along the West line of the SE 1/4 Section 35, T1N, R2W, U.M. to the POINT OF BEGINNING

thence N00°03'11"E 177.52 feet; thence N51°37'11"E 269.57 feet; thence S38°22'49"E 80.96 feet; thence S20°22'18"E 198.71 feet; thence S51°19'15"E 39.98 feet; thence S81°04'55"E 96.36 feet; thence S89°16'46"E 139.59 feet; thence S89°16'46"E 35.05 feet; thence N51°32'57"E 54.24 feet; thence S53°41'16"E 148.98 feet; thence along the arc of a curve to the right with an arc length of 61.86 feet, with a radius of 179.00 feet, with a chord bearing of S47°02'17"W, with a chord length of 61.55 feet; thence S33°03'43"E 42.00 feet; thence along the arc of a curve to the right with an arc length of 90.54 feet, with a radius of 221.00 feet, with a chord bearing of S68°40'27"W, with a chord length of 89.90 feet, thence along the arc of a curve to the left with an arc length of 28.07 feet, with a radius of 20.00 feet, with a chord bearing of S40°12'18"W, with a chord length of 25.82 feet; thence N89°36'41"W 42.00 feet; thence along the arc of a curve to the left with an arc length of 28.09 feet, with a radius of 20.00 feet, with a chord bearing of N40°14'33"W, with a chord length of 25.84 feet; thence N80°29'07"W 85.48 feet; thence N80°29'07"W 79.88 feet; thence along the arc of a curve to the left with an arc length of 30.64 feet, with a radius of 20.00 feet, with a chord bearing of S55°37'41"W, with a chord length of 27.73 feet; thence N82°42'46"W 42.13 feet; thence along the arc of a curve to the left with an arc length of 32.28 feet, with a radius of 20.00 feet, with a chord bearing of N34°15'06"W, with a chord length of 28.89 feet, with a chord bearing of N69°53'33"W, with a chord length of 62.84 feet; thence S30°41'20"W 90.00 feet; thence N 57°56'05"W 221.54 feet; which is the point of beginning, having an area of 3.866 acres

That said owner has caused the said real property to be laid out and surveyed as COUNTRY MEADOWS FILING FOUR, a subdivision of a part of Mesa County, State of 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 dedicates to the Public Utilities those portions of said real property which are labeled as Multi-purpose, utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this Eleventh day of June, A.D., 1999.

Ronald Abeloe
Chaparral West, Inc. by Ronald A. Abeloe, president

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 10th day of June, A.D., 1999 by Ronald A. Abeloe, president of Chaparral West, Inc.

8/20/2000
My commission expires: Melinda O'Neill
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 3:19 o'clock P.M. this 18th day of October, A.D., 1999, and is duly recorded in Plat Book No. 17, Page 194, 1924345

Monica Todd HH 60 RECEPTION #
DRAWER BY Leanne McEnoy DEPUTY Fees: 10⁰⁰

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 28th day of September, A.D., 1999, County Planning Commission of the County of Mesa, Colorado.

Thomas R. Benton
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

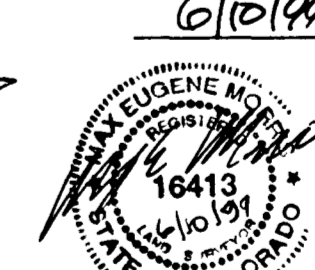
Approved this 30th day of September, A.D., 1999, Board of County Commissioners of the County of Mesa, Colorado.

Kathryn Hall
Chairman

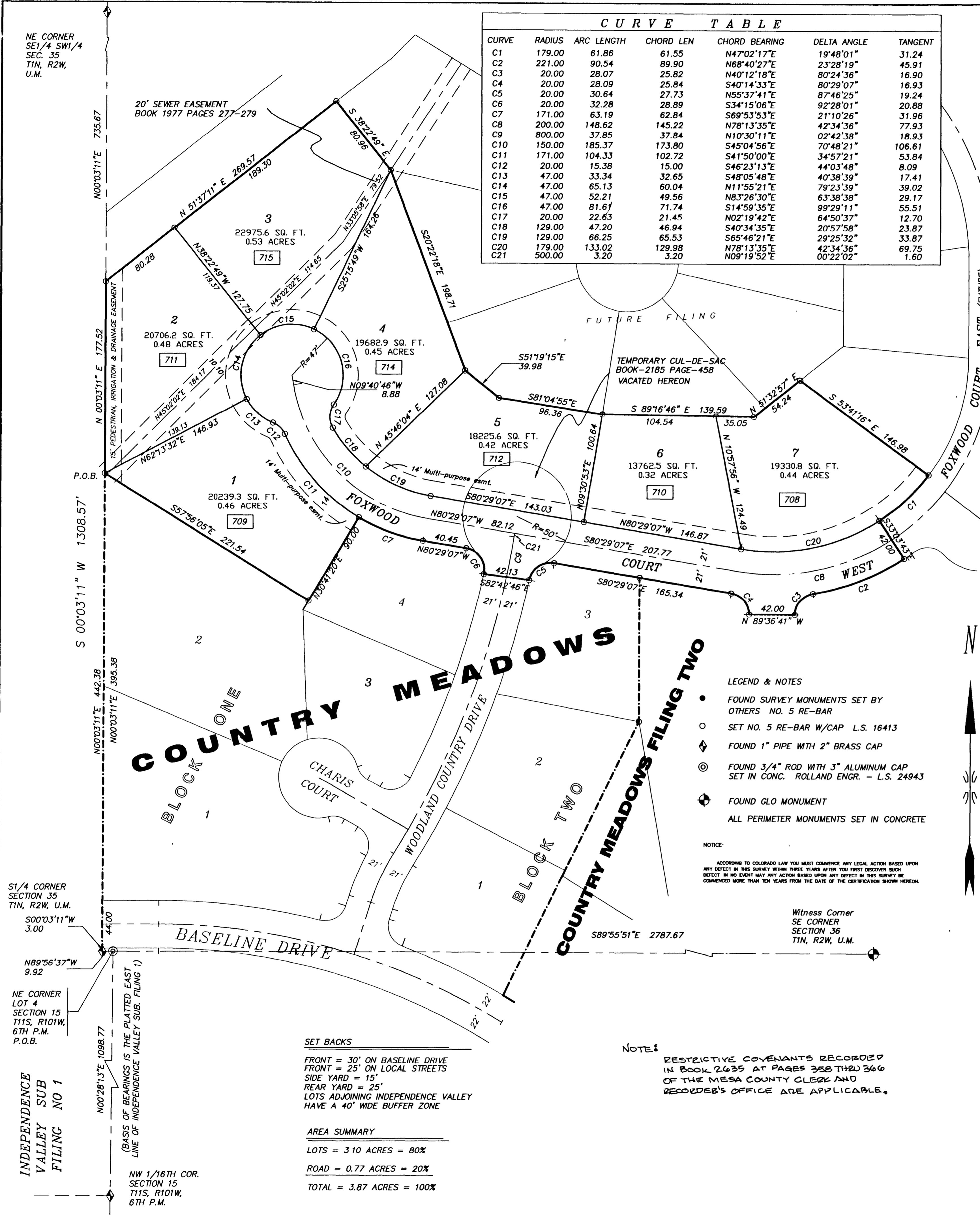
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of COUNTRY MEADOWS FILING FOUR, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	179.00	61.86	61.55	N47°02'17"E	19°48'01"	31.24
C2	221.00	90.54	89.90	N68°40'27"E	23°28'19"	45.91
C3	20.00	28.07	25.82	N40°12'18"E	80°24'36"	16.90
C4	20.00	28.09	25.84	S40°14'33"E	80°29'07"	16.93
C5	20.00	30.64	27.73	N55°37'41"E	87°46'25"	19.24
C6	20.00	32.28	28.89	S34°15'06"E	92°28'01"	20.88
C7	171.00	63.19	62.84	S69°53'53"E	21°10'26"	31.96
C8	200.00	148.62	145.22	N78°13'35"E	42°34'36"	77.93
C9	800.00	37.85	37.84	N10°30'11"E	02°42'38"	18.93
C10	150.00	185.37	173.80	S45°04'56"E	70°48'21"	106.61
C11	171.00	104.33	102.72	S41°50'00"E	34°57'21"	53.84
C12	20.00	15.38	15.00	S46°23'13"E	44°03'48"	8.09
C13	47.00	33.34	32.65	S48°05'48"E	40°38'39"	17.41
C14	47.00	65.13	60.04	N11°55'21"E	79°23'39"	39.02
C15	47.00	52.21	49.56	N83°26'30"E	63°38'38"	29.17
C16	47.00	81.61	71.74	S14°59'35"E	99°29'11"	55.51
C17	20.00	22.63	21.45	N02°19'42"E	64°50'37"	12.70
C18	129.00	47.20	46.94	S40°34'35"E	20°57'58"	23.87
C19	129.00	66.25	65.53	S65°46'21"E	29°25'32"	33.87
C20	179.00	133.02	129.98	N78°13'35"E	42°34'36"	69.75
C21	500.00	3.20	3.20	N09°19'52"E	00°22'02"	1.60



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ◆ FOUND 1" PIPE WITH 2" BRASS CAP
 - ⊙ FOUND 3/4" ROD WITH 3" ALUMINUM CAP SET IN CONC. ROLLAND ENGR. - L.S. 24943
 - ◆ FOUND GLO MONUMENT
 - ALL PERIMETER MONUMENTS SET IN CONCRETE
- NOTE:
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 THE CERTIFICATION SHOWN HEREON.

NOTE: RESTRICTIVE COVENANTS RECORDED IN BOOK 2639 AT PAGES 358 THRU 366 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE ARE APPLICABLE.

SET BACKS
FRONT = 30' ON BASELINE DRIVE
FRONT = 25' ON LOCAL STREETS
SIDE YARD = 15'
REAR YARD = 25'
LOTS ADJOINING INDEPENDENCE VALLEY HAVE A 40' WIDE BUFFER ZONE

AREA SUMMARY
LOTS = 3.10 ACRES = 80%
ROAD = 0.77 ACRES = 20%
TOTAL = 3.87 ACRES = 100%

NE CORNER SECTION 35 T1N, R2W, U.M.

S1/4 CORNER SECTION 35 T1N, R2W, U.M.

NE CORNER LOT 4 SECTION 15 T11S, R101W, 6TH P.M. P.O.B.

INDEPENDENCE VALLEY SUB FILING NO 1

NW 1/16TH COR. SECTION 15 T11S, R101W, 6TH P.M.

COUNTRY MEADOWS FILING FOUR

FINAL PLAT		
SITUATED IN THE SE 1/4 SECTION 35, T1N, R2W, U.M. & LOT 3 SECTION 15, T11S, R101W, 6TH P.M.		
FOR: ABELOE	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: SB MF
SCALE: 1" = 50FT		DRAWN BY: MEM DM
DATE: 6/1/99		ACAD ID: CM4FIN
		SHEET NO.
		FILE: 94125