

COUNTRY MEADOWS FILING FIVE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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 & 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, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Commencing at the SW corner of G.L.O. Lot 3 Section 15, Township 11 South, Range 101W, 6th Principal Meridian 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 S89°27'47"E 532.51 feet; thence N00°00'00"E 125.65 feet to the POINT OF BEGINNING; thence N36°58'02"W 85.81 feet; thence N30°05'21"W 42.00 feet; thence along a curve turning to the left with an arc length of 30.03 feet, with a radius of 179.00 feet, and whose chord bears N55°06'19"E 29.99 feet; thence N34°49'06"W 117.73 feet; thence N55°10'54"E 17.00 feet; thence N34°49'06"W 231.26 feet; thence N31°48'53"E 287.50 feet; thence S44°56'00"E 405.34 feet; thence along a curve turning to the left with an arc length of 65.39 feet, with a radius of 154.00 feet, and whose chord bears N32°35'02"E 64.90 feet; thence S77°23'02"E 42.31 feet; thence S71°15'37"E 131.23 feet; thence S00°00'00"E 182.18 feet; thence S62°06'00"W 250.59 feet; thence S66°35'00"W 200.00 feet to the POINT OF BEGINNING, containing 5.10 acres as described.

That said owner has caused the said real property to be laid out and surveyed as COUNTRY MEADOWS FILING FIVE, 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 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;  
and hereby dedicates all Detention/Retention Easements to the owners of lots and tracts hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;  
and hereby dedicates all utility Easements to the Public Utilities as perpetual easements for the installation, operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;  
and hereby dedicates all Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;  
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 19<sup>th</sup> day of September, A.D., 2001.

Ronald A. 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 19<sup>th</sup> day of Sept, A.D., 2001, by RON A. ABELOE, president of Chaparral West, Inc.  
11-30-04  
My commission expires: \_\_\_\_\_  
Janet D. Heston  
Notary Public

STATE OF COLORADO ) CLERK AND RECORDERS CERTIFICATE  
COUNTY OF MESA ) S.S.  
I hereby certify that this instrument was filed in my office at 2:45 o'clock P. M. this 26<sup>th</sup> day of September, A.D., 2001, and is duly recorded in Plat Book No. 18, Page 236  
Reception No. 2016933 Drawer No. 44-28 Fee \*10.00  
Monica Todd Casey Jones  
Clerk & Recorder

COUNTY PLANNING COMMISSION CERTIFICATE  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2001, County Planning Commission of the County of Mesa, Colorado.  
Not Applicable  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE  
Approved this 24<sup>th</sup> day of September, A.D., 2001, Board of County Commissioner's 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 FIVE, 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  
Date 9/18/2001

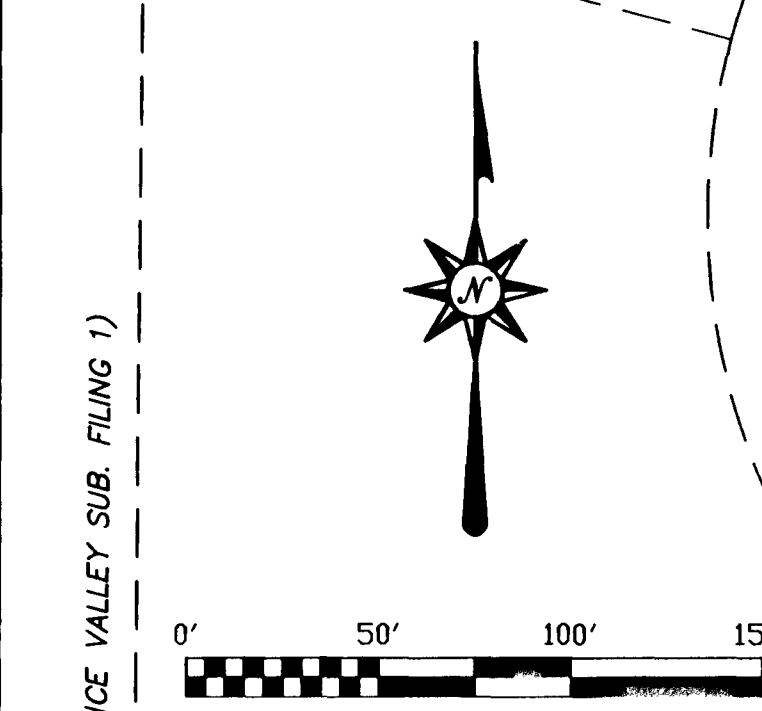
COUNTRY MEADOWS FILING FIVE

FINAL PLAT		
SITUATED IN LOT 3 SECTION 15, T11S, R101W, 6th P.M.		
FOR: REDLAND PARTNERS	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: SB MF
SCALE: 1" = 50'	DATE: 9/18/2001	DRAWN BY: VAP MEM
		ACAD ID: CMFIN5a
		SHEET NO. 1 of 1
		FILE: 96097

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	52.93'	200.00'	52.77'	N 52°19'47" E	15°09'44"
C2	77.19'	175.00'	76.56'	N32°06'48" E	25°16'15"
C3	17.34'	179.00'	17.34'	N 47°31'27" E	05°33'04"
C4	31.42'	20.00'	28.28'	S 00°15'05" E	90°00'00"
C5	18.25'	20.00'	17.62'	S 71°23'11" E	52°16'12"
C6	69.05'	47.00'	63.01'	S 55°26'01" E	84°10'32"
C7	46.20'	47.00'	44.36'	N 14°48'58" E	56°19'27"
C8	44.06'	47.00'	42.47'	N 69°50'07" E	5°42'50"
C9	74.10'	47.00'	66.66'	S 38°08'40" E	90°19'36"
C10	18.25'	20.00'	17.62'	S 19°06'59" E	52°16'12"
C11	31.42'	20.00'	28.28'	N 89°44'55" E	90°00'00"
C12	196.00'	88.97'	88.21'	N31°44'39" E	26°00'32"

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
  - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE FOR BOUNDARY
  - ◆ FOUND 1" PIPE WITH 2" BRASS CAP - NO MARKINGS
  - ◎ FOUND 3/4" ROD WITH 3" ALUMINUM CAP SET IN CONC. ROLLAND ENGR. - L.S. 24943
  - ⊥ NO. 5 RE-BAR W/CAP L.S. 16413 TO BE SET AT ALL LOT CORNERS



AREA SUMMARY

LOTS = 4.34 ACRES = 85%
ROADS = 0.76 ACRES = 15%
TOTAL = 5.10 ACRES = 100%

SET BACKS  
FRONT = 25' ON LOCAL STREETS  
SIDE YARD = 15'  
REAR YARD = 25'

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 SHALL ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SW CORNER G.L.O. LOT 3 SECTION 15 T11S, R101W, 6TH P.M. 370.64' F 3/4 ROAD 161.87' N 89°27'47"W 532.51' S 89°27'47" E 404.99'

NE CORNER G.L.O. LOT 4 SECTION 15 T11S, R101W, 6TH P.M. S 89°56'37" E 91.92'

S 1/4 CORNER SECTION 35 T1N, R2W, U.M.

100' 0" 111' 1" 112' 1" 113' 1" 114' 1" 115' 1" 116' 1" 117' 1" 118' 1" 119' 1" 120' 1" 121' 1" 122' 1" 123' 1" 124' 1" 125' 1" 126' 1" 127' 1" 128' 1" 129' 1" 130' 1" 131' 1" 132' 1" 133' 1" 134' 1" 135' 1" 136' 1" 137' 1" 138' 1" 139' 1" 140' 1" 141' 1" 142' 1" 143' 1" 144' 1" 145' 1" 146' 1" 147' 1" 148' 1" 149' 1" 150' 1" 151' 1" 152' 1" 153' 1" 154' 1" 155' 1" 156' 1" 157' 1" 158' 1" 159' 1" 160' 1" 161' 1" 162' 1" 163' 1" 164' 1" 165' 1" 166' 1" 167' 1" 168' 1" 169' 1" 170' 1" 171' 1" 172' 1" 173' 1" 174' 1" 175' 1" 176' 1" 177' 1" 178' 1" 179' 1" 180' 1" 181' 1" 182' 1" 183' 1" 184' 1" 185' 1" 186' 1" 187' 1" 188' 1" 189' 1" 190' 1" 191' 1" 192' 1" 193' 1" 194' 1" 195' 1" 196' 1" 197' 1" 198' 1" 199' 1" 200' 1" 201' 1" 202' 1" 203' 1" 204' 1" 205' 1" 206' 1" 207' 1" 208' 1" 209' 1" 210' 1" 211' 1" 212' 1" 213' 1" 214' 1" 215' 1" 216' 1" 217' 1" 218' 1" 219' 1" 220' 1" 221' 1" 222' 1" 223' 1" 224' 1" 225' 1" 226' 1" 227' 1" 228' 1" 229' 1" 230' 1" 231' 1" 232' 1" 233' 1" 234' 1" 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