

"C" ROAD LIMITED SUBDIVISION

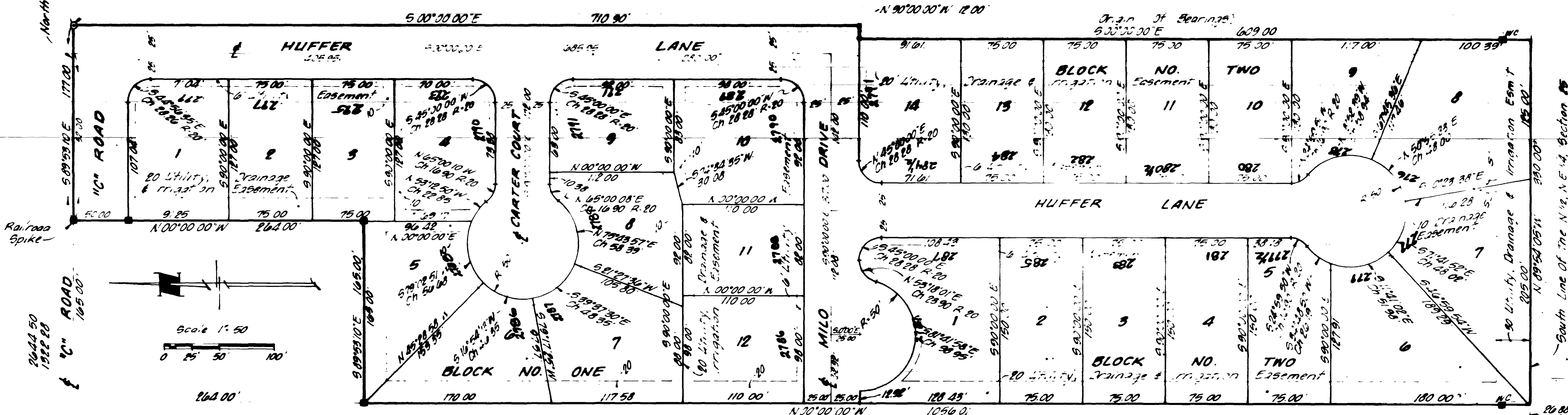
-NE Corner
Section 25
T15, R1W
1/4 Meridian

- Indicates Mesa County Brass Cap
- 5/8" Rebar & Monument Cap Set In Concrete By N.H.P.Q.
- Indicates PK Nails Set
- ⊕ Indicates Witness Corner- #5 Rebar & Cap Set In Concrete By N.H.P.Q.
5/8" Rebar & Monument Cap Set At All Lot Corners
- Indicates Found Corner- #5 Rebar & Cap Except Where Noted
(Set In Concrete By N.H.P.Q.)

Total Number Of Lots----- 26
Total Acres----- 9.196
Total Acres In Lots----- 6.841
Total Acres In Streets----- 2.352

NOTE:
1 All Easements Are 20 Ft Utility, Drainage And Irrigation Easements 10 Ft Each Side Of Lot Lines Except Where Noted
2 6 Ft Utility Easement On Front Of All Lot Lines

True Point Of Beginning



DEDICATION.

AND ALL HERETOBY THESE PRESENTS.

That the undersigned, "C" Road Limited Subdivision, a Limited Partnership, is the owner of that real property situated in the County of Mesa, State of Colorado, and being a part of the northeast quarter (1/4) of Section 25, Township 15 South, Range 1 West, 1/4 Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the northeast corner (corner) of said Section 25; Thence north 93°31'10" west along the north line northeast quarter (1/4) of said Section 25 a distance of 416.20 feet to the True Point of Beginning; Thence South 00°00'00" east 71.00 feet; Thence north 90°00'00" west 100.00 feet; Thence South 00°00'00" east 609.00 feet to a point on the South line north half (1/2) northeast quarter (1/4) of said Section 25; Thence north 89°53'10" west along the South line north half (1/2) northeast quarter (1/4) of said Section 25 a distance of 330.00 feet; Thence north 00°00'00" west 100.00 feet; Thence South 89°53'10" east 100.00 feet; Thence north 00°00'00" west 204.00 feet to a point on the north line of the northeast quarter (1/4) of said Section 25; Thence South 89°53'10" east along said north line of the northeast quarter (1/4) of said Section 25 a distance of 177.00 feet to the True Point of Beginning, containing 9.196 acres.

That said owner has caused the said real property to be laid out and surveyed as "C" Road Limited 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 and utilities forever, and hereby dedicate those portions of said real property which are touched as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric cables, gas, water, and irrigation easements.

That all expense for street paving or improvements shall be financed 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 25 day of September, A.D., 1975.

Thomas M. Wilkinson
Thomas M. Wilkinson
General Partner

State of Colorado)
County of Mesa) ss

I, the foregoing instrument was acknowledged before me this 24th day of September, 1975, by Thomas M. Wilkinson, General Partner.

My commission expires 3/10/77

Witness my hand and official seal.

State of Colorado)
County of Mesa) ss

1095257

OCT. 14, 1975

I hereby certify that this instrument was filed in my office at 4:00 o'clock P.M., on Oct. 14, 1975, and duly recorded in plat book no. 11, page 161, Section 25, 2095257.

Carol Sawyer
Clerk and Recorder

Fees: \$10.00

COUNTY CLERK'S CERTIFICATE

Approved this 12th day of August, 1975.

County Clerk and Recorder of the County of Mesa, Colorado.

COUNTY COMMISSIONERS' CERTIFICATE

Approved this 14th day of Oct., 1975.

County Commissioners of the County of Mesa, Colorado.

SUPPLYER'S CERTIFICATE

I, the undersigned, hereby certify that the accompanying plat of "C" Road Limited Subdivision, a subdivision of a part of the County of Mesa, Colorado, was prepared and filed in my office and is a true and correct copy of a field survey of said

James T. Patten
James T. Patten, Jr., Registered Land Surveyor
Colorado Registration No. 2200

I approve for content and form only and not the accuracy of surveys, calculations, or drafting.

Robert C. Head
County Surveyor
Date: 10/14/75

Jack D. ...
County Clerk and Recorder
Date: 9-30-75

N. H. ...
County Clerk and Recorder
Date: 10/10/75

Robert C. ...
County Clerk and Recorder
Date: 10-10-75

Ben ...
County Clerk and Recorder
Date: 10-10-75

"C" ROAD LIMITED SUBDIVISION

PREPARED BY
NELSON, HALEY, PATTERSON & QUIRK, INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO