

# FISHER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Wayne A. Fisher and Gertrude Spencer are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the S<sub>2</sub> SW<sub>4</sub>, Section 4, T.1 S., R.1 W. Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a point which bears S89°56'13"W 30.0 feet and N00°09'17"E 155.0 feet from the S<sub>4</sub> Corner of Section 4, T.1 S., R.1 W of the Ute Meridian; thence along the northerly right-of-way of F Road S38°13'01"W 51.6 feet; thence along said right-of-way line along the arc of 300.0 feet radius curve to the right 229.22 feet (the chord of which bears N29°53'39"W 223.68 feet); thence along said right-of-way line, N08°00'20"W 298.47 feet; thence along said right-of-way line, along the arc of a 550.0 feet radius curve to the left 787.14 feet (the chord of which bears N49°00'20"W 721.66 feet); thence along said right-of-way line, S89°59'40"W 824.38 feet, thence leaving said right-of-way line N00°06'21"E 240.0 feet to a point on the North line of the S<sub>4</sub> SW<sub>4</sub> of said Section 4; thence along said North line N89°59'40"E 1556.73 feet to the West right-of-way line of 24.5 road; thence along said West right-of-way line S00°09'17"W 1162.42 feet to the point of beginning.

Containing 13.6068 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Fisher Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owners do 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 improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1979.

Wayne A. Fisher

Gertrude Spencer

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1979 by Wayne A. Fisher and Gertrude Spencer.

My Commission Expires: \_\_\_\_\_  
Witness My Hand and Official Seal.

Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) ss **1191875**  
COUNTY OF MESA        )

I hereby certify that this instrument was filed in my office at **3:25** o'clock **P.M.**, this **16** day of **May** A.D., 1979, and is duly recorded in Plat Book No. **12**, Page **161**.

*Earl Sawyer* Clerk and Recorder        *Patricia Dean* Deputy        Fees \$ **10.00**

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this **15th** day of **March** A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

*Harry C. Gallant*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this **20th** day of **March** A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

*Martin Albani*  
Chairman

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Fisher 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*  
J. Boyd Peterson  
Registered Land Surveyor  
Colorado Registration No. **4337**

By: *Bill Benson*  
Mesa County Road Department

Date: **3-22-79**

WESTERN ENGINEERS, INC.

PLAT OF

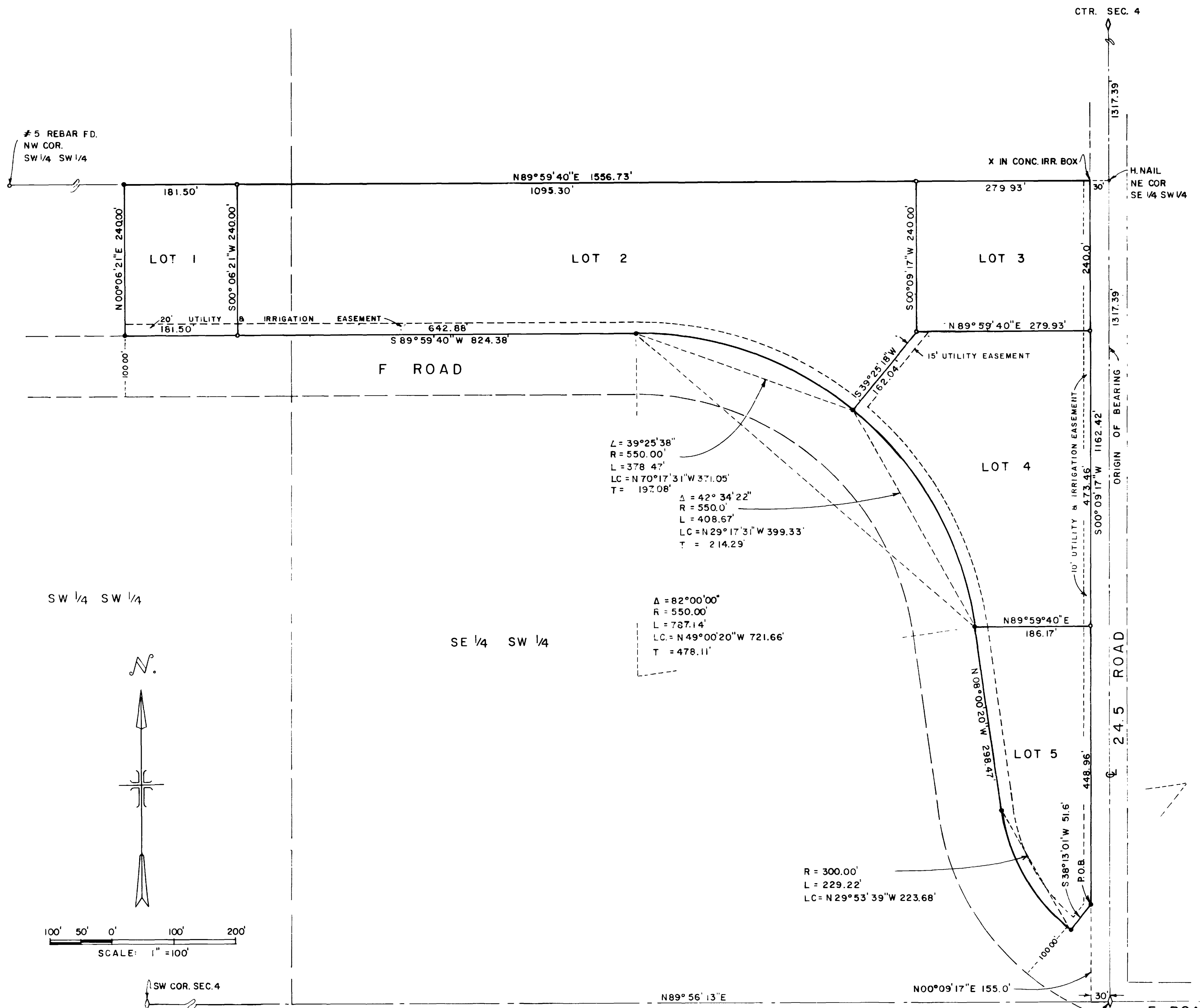
FISHER SUBDIVISION

MESA COUNTY, COLORADO

SURVEYED R.A.M. DRAWN G.L.A. CHECKED J.B.P.

GRAND JUNCTION, COLORADO DWG 2154-865-1 2/8/79

01064601.tif



**LEGEND**

- MESA COUNTY SURVEY MONUMENT
- # 5 REBAR W/CAP SET
- # 5 REBAR W/CAP SET IN CONC.
- HINGE NAIL

NOTE:  
TOTAL NUMBER OF LOTS = 5  
TOTAL NUMBER OF ACRES = 13.6068

$\Delta = 39^{\circ}25'38''$   
 $R = 550.00'$   
 $L = 378.47'$   
 $LC = N70^{\circ}17'31''W 371.05'$   
 $T = 197.08'$   
  
 $\Delta = 42^{\circ}34'22''$   
 $R = 550.0'$   
 $L = 408.67'$   
 $LC = N29^{\circ}17'31''W 399.33'$   
 $T = 214.29'$   
  
 $\Delta = 82^{\circ}00'00''$   
 $R = 550.00'$   
 $L = 787.14'$   
 $LC = N49^{\circ}00'20''W 721.66'$   
 $T = 478.11'$

$R = 300.00'$   
 $L = 229.22'$   
 $LC = N29^{\circ}53'39''W 223.68'$