

COPPER HILLS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Booth W. Marchbanks and Leslie C. Marchbanks are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the NW 1/4 SW 1/4 SW 1/4 of Section 25, T.15, R.1W, U.M. of the Ute Meridian as shown on the accompanying plat, being more particularly described as follows;

Commencing at the Southwest Corner (SW Cor.) of said Section 25; Thence N. 00° 00' 00" E along the West line of the SW 1/4 SW 1/4 of said Section 25, a distance of 660.39 feet to the Southwest Corner (SW Cor.) of the NW 1/4 SW 1/4 SW 1/4 of said Section 25; Thence continuing N. 00° 00' 00" E along said West line SW 1/4 SW 1/4 of Section 25 a distance of 12.5 feet to the TRUE POINT OF BEGINNING; Thence continuing N. 00° 00' 00" E along said West line SW 1/4 SW 1/4 of Section 25 a distance of 174.61 feet; Thence N. 90° 00' 00" E 168.75 feet; Thence N. 00° 00' 00" E 75.00 feet; Thence S. 90° 00' 00" W 168.75 feet to a point on said West line of the SW 1/4 SW 1/4 of said Section 25; Thence N. 00° 00' 00" E along said West line SW 1/4 SW 1/4 of Section 25 a distance of 315.54 feet; Thence N. 90° 00' 00" E 30.00 feet to a point on the Southerly Right-of-Way of the Orchard Mesa Canal No. Two. Thence along the Southerly & Westerly Right-of-Way of said Orchard Mesa Canal No. Two by the following five (5) courses and distances:

- S. 69° 51' 52" E 61.13 feet
- S. 76° 02' 00" E 170.03 feet
- S. 43° 26' 24" E 151.35 feet
- S. 20° 27' 21" E 386.21 feet
- S. 54° 50' 21" E 55.87 feet

Thence N. 89° 54' 33" W 537.11 feet to the TRUE POINT OF BEGINNING. Containing 4.562 Acres

That said owners have caused the said real property to be laid out and surveyed as Copper Hills 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 and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility and drainage 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, 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 financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners Booth W. Marchbanks and Leslie C. Marchbanks have caused their names to be hereunto subscribed this 3rd day of JUNE, A. D., 1977,

Booth W. Marchbanks
Booth W. Marchbanks

Leslie C. Marchbanks
Leslie C. Marchbanks

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of JUNE, A.D., 1977 by Booth W. Marchbanks and Leslie C. Marchbanks.

My Commission Expires: 13 May 23, 1978
Witness My Hand and Official Seal:

Sharon S. Harlow
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
1138065

I hereby certify that this instrument was filed in my office at 1140 o'clock P.M., this 27 day of July, A.D., 1977 and is duly recorded in Plat Book No. 11, Page 281.

Carl Sawyer
Clerk and Recorder

Deputy

Fees \$ 12.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 29th day of JUNE, A.D., 1977. County Planning Commission of the County of Mesa, Colorado.

Robert P. Gerlofs
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5 day of July, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

Harold R. Beck
Chairman

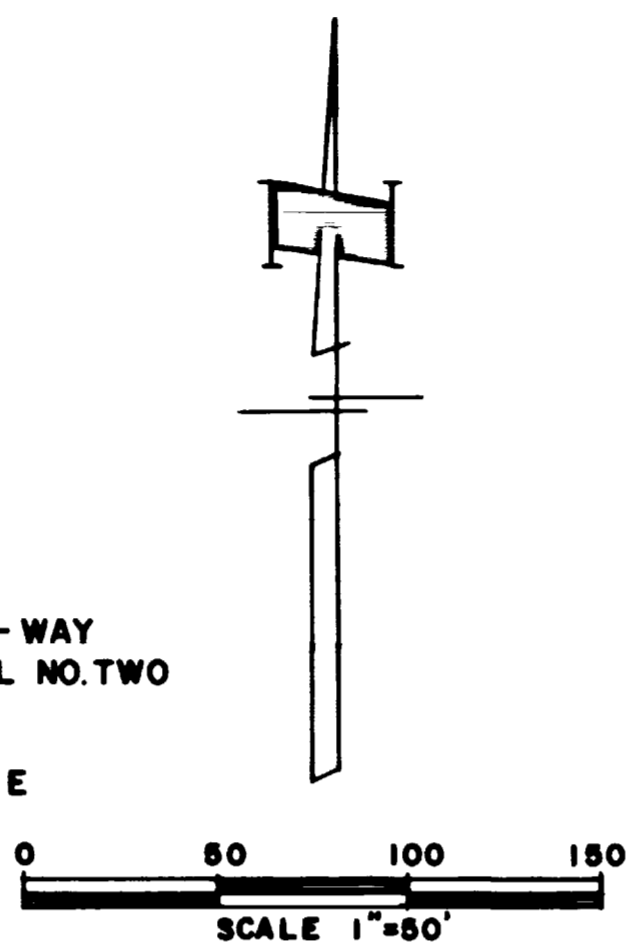
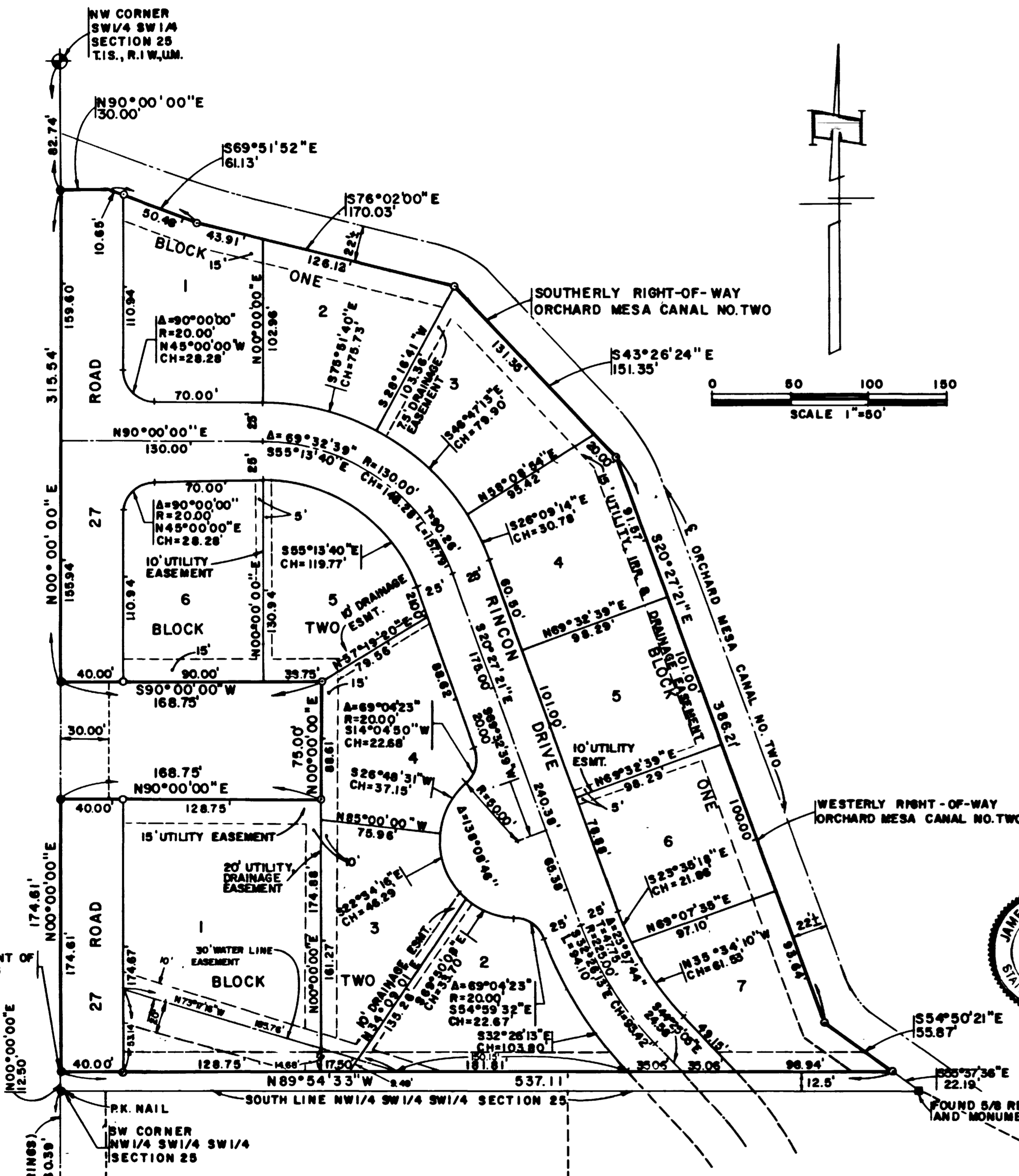
SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Copper Hills Subdivision, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

William D. Benson
Mesa County Road Department

Date: July 6, 1977



TRUE POINT OF BEGINNING
12.50' 00° 00' 00" E
174.81' 00° 00' 00" E
174.81' 00° 00' 00" E
174.81' 00° 00' 00" E

LEGEND

- ⊕ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set in Concrete.
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates P.K. NAIL

AREA QUANTITIES

Total Acres in Lots	3.331 Ac. or 73.02%
Total Acres in Streets	1.231 Ac. or 28.98%
Total Acres	4.562 Ac. or 100.00%

COPPER HILLS SUBDIVISION

ROBERT P. GERLOFS
Engineering Consultant 825 ROOD AVE. 6D. JCT. GOLD BLVD. TEL. 243-8966
MAY 1977