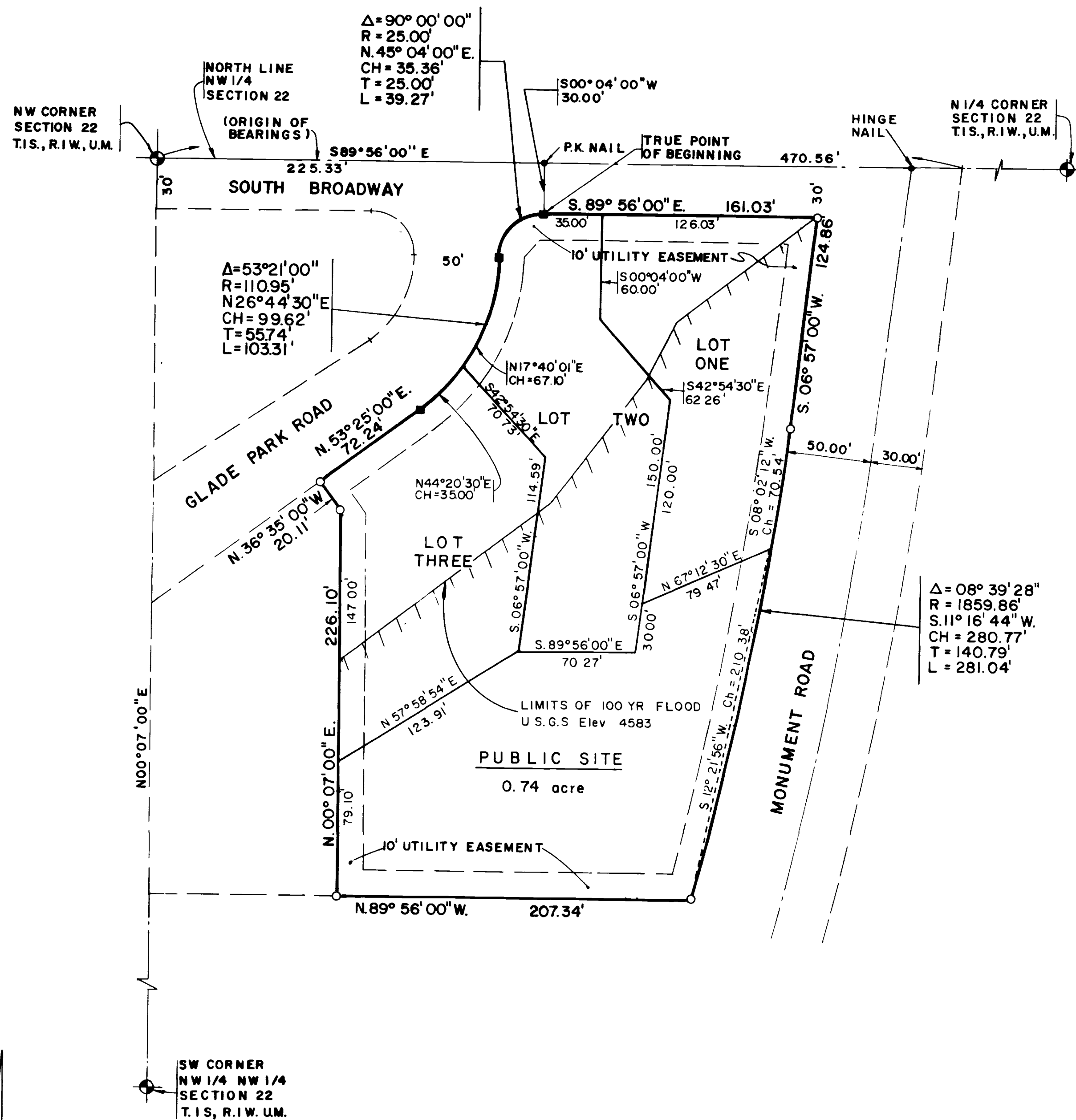


# J. A. C. SUBDIVISION



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Paul R. Smith and Patricia J. Smith 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 NW 1/4 Section 22, T.1S, R.1W of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Northwest Corner of said Section 22; Thence S. 89° 56' 00" E along the North Line of the NW 1/4 of said Section 22 a distance of 225.33 feet; Thence S. 00° 04' 00" W 30.00 feet to the TRUE POINT OF BEGINNING. Thence S. 89° 56' 00" W 161.03 feet; Thence S. 06° 57' 00" W 124.86 feet; Thence along the arc of a curve to the right whose radius is 1859.86 feet and whose long chord bears S. 11° 16' 44" W 280.77 feet; Thence N. 89° 56' 00" W 207.34 feet; Thence N. 00° 07' 00" E 226.10 feet; Thence N. 36° 35' 00" W 20.11 feet; Thence N. 53° 25' 00" E 72.24 feet; Thence along the arc of a curve to the left whose radius is 110.95 feet and whose long chord bears N. 26° 44' 30" E 99.62 feet; Thence along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears N. 45° 04' 00" E 35.36 feet to the TRUE POINT OF BEGINNING. Containing 2.044 Acres.

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

That said owners do hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities 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 said owners do hereby dedicate and set apart all of the public site as shown on the accompanying plat to the use of the public.

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 22<sup>nd</sup> day of DECEMBER, A.D., 1977.

Paul R. Smith  
Paul R. Smith

Patricia J. Smith  
Patricia J. Smith

STATE OF COLORADO )  
                          )ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of DECEMBER, A.D., 1977 by Paul R. Smith and Patricia J. Smith.

My Commission Expires: Aug 9<sup>th</sup>, 1981  
Witness My Hand and Official Seal.

Thomas A. Roque  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                          )ss # 1159060  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:26 o'clock P..M., this 27 day of April, A.D., 1977 and duly recorded in Plat Book No. 11, Page 364.

Earl Sawyer  
Clerk and Recorder

Hazel M. Huskey  
Deputy

Fees \$ 10.00.

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9<sup>th</sup> day of JANUARY, A.D., 1978, County Planning Commission of the County of Mesa, Colorado.

(Signature)  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11<sup>th</sup> day of APRIL, A.D., 1978, Board of County Commissioners of the County of Mesa, Colorado.

(Signature)  
Chairman

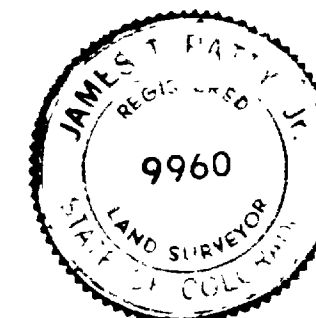
### SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of J. A. C. Subdivision, a subdivision of a part of Mesa County 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

By: Bill Benson  
Mesa County Road Department

Date: 12-7-77



0 50 100 150  
SCALE 1" = 50'

### 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 5/8" Rebar Found

### AREA QUANTITIES

Total Number of Lots	3
Total Acres in Lots	1.304 or 63.80%
Total Acres in Public Site	0.740 or 36.20%
<b>TOTAL</b>	<b>2.044 100.00%</b>

J. A. C. SUBDIVISION

PARAGON ENGINEERING, INC.

P.O. BOX 2872, 825 ROOD AVE., GRAND JUNCTION, COLO., 81501, PHONE 243-8966  
NOV. 1977