

DUNCAN MINOR SUBDIVISION

A PART OF THE SW 1/4 SEC. 36, T.IN., R.IW., UTE MERIDIAN, MESA COUNTY, COLORADO

- SET NO. 5 REBAR IN CONCRETE WITH PLASTIC CAP MARKED "COLLINS L.S. 17478"
- O SET FOUND 1/2" REBAR IN CONCRETE

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED THOMAS R. DUNCAN AND SHERYL J. DUNCAN ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND BEING A PART OF THE SW 1/4, SEC. 36, T.IN., R.I.W., UTE MERIDIAN AS SHOWN ON THE ACCOMPANYING PLAT. SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ORIGINAL LOT 4, BLOCK I, FAIRWAY PARK, MESA COUNTY, COLORADO AND

ALL THAT PART OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC. 36, T. IN., R.IW., UTE MER., MESA COUNTY, COLO., LYING NORTH AND WEST OF THE HIGHLINE CANAL. MORE CLOSELY DESCRIBED AS BEGINNING AT THE W.1/4 COR. SEC. 36, T.IN., R.IW., UTE MERIDIAN, MESA COUNTY, COLO., AND CONSIDERING THE WEST LINE OF SAID SEC. 36 TO BEAR NORTH; THENCE S.00°00'00"E. 427.0; THENCE EAST 50.0; THENCE S. 60°42'E. 52.0'; THENCE N. 21°16'E. 98.0'; THENCE N. 31°46'W. 75.0'; THENCE N. 09°34'E. 65.0'; THENCE S. 34°44' E. 255.17'; THENCE N. 44°53'E. 42.0'; THENCE FOLLOWING A CURVE TO THE RIGHT WITH A RADIUS OF 425.0' AND A CORD OF N. 52° 17'26" E. 109.40'; THENCE N. 30°20' W. 211.34'; THENCE S. 71° 37'E. 60.0'; THENCE S. 88°41'E. 55.0'; THENCE N. 16°02'E. 99.6'; THENCE N.43°47'47"E. 123.54' TO A POINT ON THE NORTH LINE OF THE SW 1/4 SAID SEC. 36; THENCE S.89°54'W. 482.0'TO THE POINT OF BEGINNING.

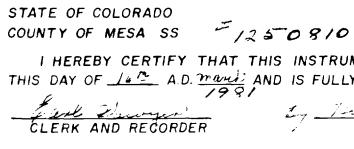
THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS DUNCAN MINOR SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ROADS AND ROAD EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER, AND HEREBY DEDICATES TO THE PUBLIC UTILITIES 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, 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. SUCH 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.

SUSCRIBED THIS Loth DAY OF Marcin A A.D. 1781

Thomas R. Duncon THOMAS R. DUNCAN

STATE OF COLORADO COUNTY OF MESA SS

A.D. 1981 BY THOMAS R. AND SHERYL J. DUNCAN.



APPROVED THIS 12H DAY OF. MESA, COLORADO



IN WITNESS WEREOF SAID OWNERS HAVE CAUSED THESE NAMES TO BE HEREUNTO unan Jamais Thiruci

THE FOREGOING INSTRUMENT WAS ACKNOWLEGED BEFORE ME THIS 13 DAY OF March MY COMMISSION EXPIRES 49/83. WITNESS MY HAND AND OFFICIAL SEAL A CLERK AND RECORDERS CERTIFICATE 7 7 4 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:30 O'CLOCK P.M. THIS DAY OF 14th A.D. mand: AND IS FULLY RECORDED IN PLAT BOOK NO. 12, PAGE 342 \$ 14.65 FEES En Trail m. Thickey DEPUTY COUNTY PLANNING COMMISSION CERTIFICATE APPROVED THIS 12th DAY OF Marin A.D. 1991 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLO. CHAIRMAN BOARD OF COUNTY COMMISSIONERS CERTIFICATE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SURVEYORS CERTIFICATE I, FRANCIS ALBERT COLLINS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF DUNCAN MINOR SUBDIVISION, A SUBDIVISION OF A PART OF MESA COUNTY, HAS BEEN PREPARED BY ME AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. FRANCIS ALBERT COLLINS L.S. 17478 CUDVEVIT

1	BOX, 181, CLIFTON, COLO.	
	Surveyed by: F.A.C.	Date surveyed: IO/30/80
	Checked by: F.A.C.	Date checked: IO/30/80
	Revision:	Scale: 1"= 50'