

BOYDSTUN MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ETHEL A. BOYDSTUN, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1090 at Page 237 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SE1/4 Section 33, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lot 59 POMONA PARK SUBDIVISION, County of Mesa, State of Colorado, lying in the SW1/4 SE1/4 Section 33, Township 1 North, Range 1 West, of the Ute Meridian and being additionally described as follows:
Beginning at the NW corner of Lot 59 POMONA PARK SUBDIVISION, said point being 659.24 feet N00°00'00"E and 25.00 feet S89°53'18"E of the SW corner of the SW1/4 SE1/4 Section 33, T1N, R1W, U.M. and considering the West line of the SW1/4 SE1/4 Section 33, T1N, R1W, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence S89°53'18"E 634.82 feet to the NE corner of Lot 59; thence S00°02'12"E 634.02 feet to the SE corner of Lot 59; thence N89°54'28"W 635.22 feet to the SW corner of Lot 59; thence N00°00'00"E 634.24 feet to the point of beginning, containing 9.244 Acres.

That said owner has caused the said real property to be laid out and surveyed as BOYDSTUN MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of 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 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 12 day of March A.D., 1989.

Ethel A. Boydston
ETHEL A. BOYDSTUN

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1989, by ETHEL A. BOYDSTUN.

My commission expires: _____
Notary Public
Address _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S. Reception #1522385

I hereby certify that this instrument was filed in my office at 1:38 o'clock P.M. this 8th day of August A.D., 1989, and is duly recorded in Plat Book No. 13, Page 445

Filed drawer J-40
Earl Sawyer by Katherine L. Way Deputy
Clerk & Recorder
10⁰⁰ ad
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15 day of June A.D., 1989, County Planning Commission of the County of Mesa, Colorado.

Chairman Ray

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

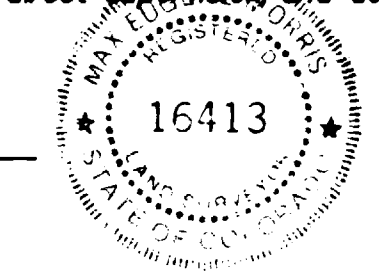
Approved this 20 day of JUNE A.D., 1989, Board of County Commissioner's of the County of Mesa, Colorado.

Chairman Richard Paul

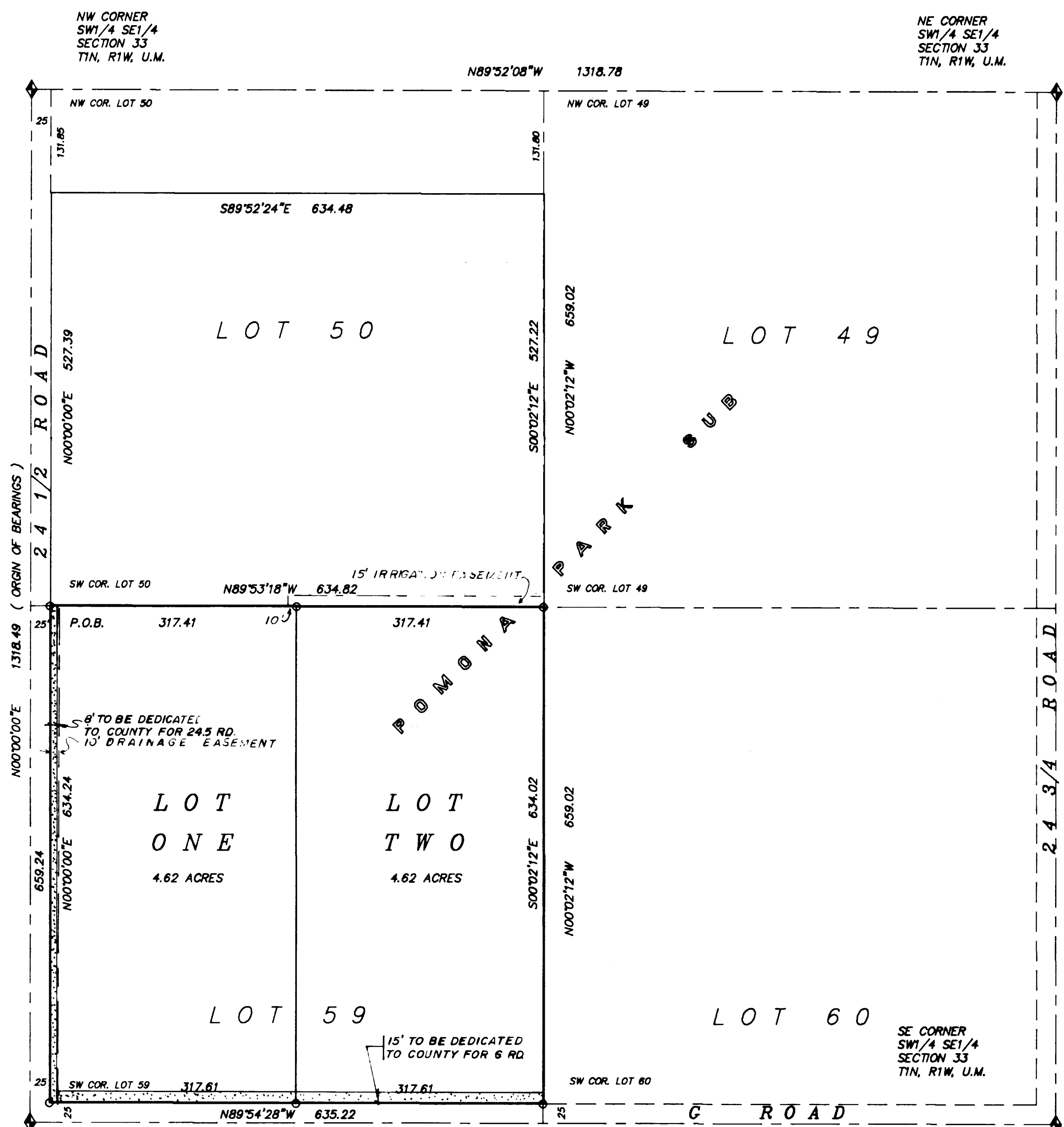
SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of BOYDSTUN MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision, and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413



3/8/89
Date



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS
 - SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
 - ◆ FOUND MESA COUNTY BRASS CAP
- SURVEY ORIENTED WITH FOUND MONUMENTS

UTILITIES COORDINATING COMMITTEE APPROVAL

Richard D. Miller 6-14-89
Chairman Date

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOYDSTUN MINOR SUBDIVISION		
LOT 59 POMONA PARK SUBDIVISION IN SECTION 33, T1N, R1W, U.M.		
FOR: BOYDSTUN	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7588 241-2370	SURVEYED BY: DMM, VAP
SCALE: 1" = 100' FT.		DRAWN BY: MEM
DATE: 2/06/89		APPROVED BY:
		SHEET NO.
		FILE: 8-9025