

LOMA RIO SUBDIVISION

SITUATED IN THE NE 1/4 SECTION 7, T15S, R17W, UTE PM. COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SW Corner of the NE 1/4 of said Section 7; Thence N 89°56'57"E along the South line of the SW 1/4 of the NE 1/4 of said Section 7 a distance of 1322.49 feet to the SW Corner of the SE 1/4 of the NE 1/4 of said Section 7; Thence N 00°07'39"W along the West line of the SE 1/4 of the NE 1/4 of said Section 7 a distance of 50.00 feet to the True Point of Beginning; Thence continuing N 00°07'39"W along said West line of the SE 1/4 of the NE 1/4 of said Section 7 a distance of 1273.10 feet to the NW Corner of the SE 1/4 of the NE 1/4 of said Section 7; Thence S 89°51'38"W 60.00 feet; Thence N 00°07'39"W 485.81 feet; Thence S 89°40'41"E 637.51 feet; Thence S 00°07'40"E 1754.67 feet; Thence S 89°56'57"W 577.50 feet to the True Point of Beginning Containing 23.956 Acres more or less.

That the said owners have caused the said real property to be laid out and surveyed as Loma Rio 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 to the public utilities companies as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, transmission lines, 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 improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In witness whereof said owner, Modern Service Corporation, a Colorado Corporation, Edwin Mashburn, President and Ronald Callahan, Secretary have caused their names to be hereunto subscribed this 22nd day of JUNE, A.D., 1977.

Edwin Mashburn
Edwin Mashburn, President

Ronald Callahan
Ronald Callahan, Secretary

STATE OF COLORADO } SS
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this 22nd day of JUNE, A.D., 1977 by Edwin Mashburn and Ronald Callahan.
My commission expires: 2/3/81

Witness my hand and seal.

James D. Walter
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of AUGUST, A.D., 1977. County Planning Commission of the County of Mesa, Colorado.

By: *[Signature]*
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25th day of OCTOBER, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

By: *[Signature]*
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:05 o'clock P.M., this 23rd day of November, A.D., 1977 and is duly recorded in Plat Book No. 11, Page 316, Reception No. 1147262
Earl Souper
Clerk and Recorder Deputy
Fees \$ 10.00

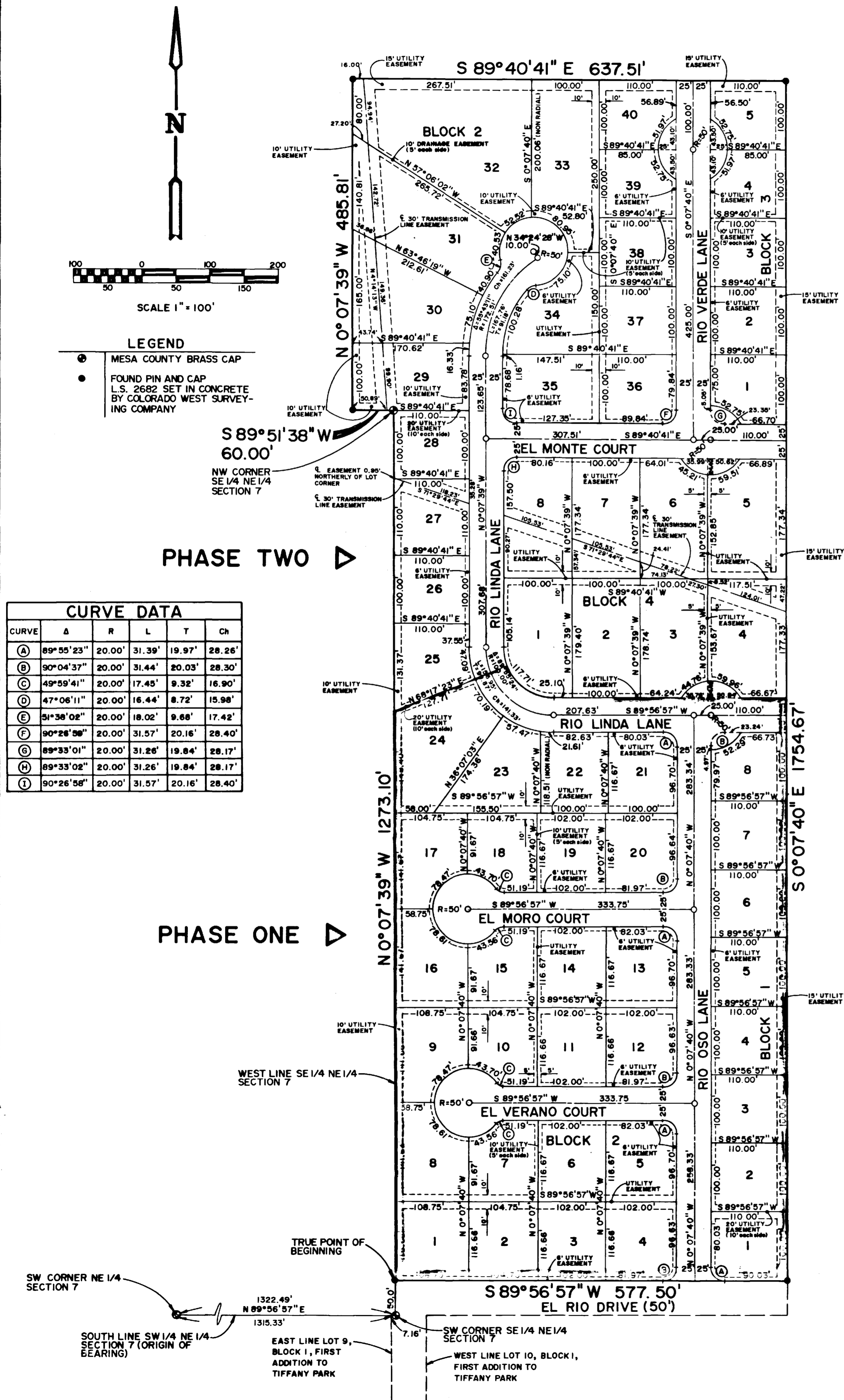
SURVEYOR'S CERTIFICATE

I, Douglas W. Hayes do hereby certify that the accompanying plat of Loma Rio Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of same.

Douglas W. Hayes
Douglas W. Hayes, Registered Land Surveyor
No. 10380

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 1973, 38-51-102, as amended.

By: *[Signature]* Date: 11-3-77
Mesa County Surveyor
By: *[Signature]* Date: 8-3-77
Mesa County Road Department



CURVE	Δ	R	L	T	Ch
(A)	89°55'23"	20.00'	31.39'	19.97'	28.26'
(B)	90°04'37"	20.00'	31.44'	20.03'	28.30'
(C)	49°59'41"	20.00'	17.45'	9.32'	16.90'
(D)	47°06'11"	20.00'	16.44'	8.72'	15.98'
(E)	51°36'02"	20.00'	18.02'	9.68'	17.42'
(F)	90°26'58"	20.00'	31.57'	20.16'	28.40'
(G)	89°33'01"	20.00'	31.28'	19.84'	28.17'
(H)	89°33'02"	20.00'	31.26'	19.84'	28.17'
(I)	90°26'58"	20.00'	31.57'	20.16'	28.40'

LOMA RIO SUBDIVISION
PREPARED BY
COLORADO WEST SURVEYING CO.
835 Colorado Avenue, Grand Junction, Colorado