

# PLAT OF HUFFAKER SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Richard C. Huffaker and Judy K. Huffaker are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 17, 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 Northeast Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 17; thence S.55°57'W. 35.80 feet to the TRUE POINT OF BEGINNING; Thence S.06°25'E. 477.58 feet; Thence S.89°39'W. 321.89 feet; Thence N.05°54'W. 373.87 feet; Thence along the arc of a 94.70 foot radius curve to the right a distance of 158.40 feet (the chord of which bears N.42°01'E. 140.57 feet); thence N.89°56'E. 212.83 feet to the TRUE POINT OF BEGINNING. Containing 3.432 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as HUFFAKER 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 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 21 day of FEB, A.D., 1978.

Richard C. Huffaker  
Richard C. Huffaker

Judy K. Huffaker  
Judy K. Huffaker

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, A.D., 1978, by Richard C. Huffaker and Judy K. Huffaker.

My Commission Expires: January 30, 1980  
Witness My Hand and Official Seal

Carol L. Hunter  
Notary Public

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) \*\* 1157982

I hereby certify that this instrument was filed in my office at 4:16 o'clock P.M., this 18<sup>th</sup> day of April, A.D., 1978, and duly recorded in Plat Book No. 77, Page 357.

Carl Sawyer  
Clerk and Recorder

Deputy

Fees \$ 10.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20<sup>th</sup> day of March, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary Buss  
Chairman

## BOARD OF COMMISSIONERS CERTIFICATE

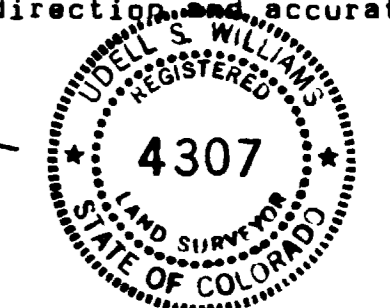
Approved this 21<sup>st</sup> day of March, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sinder  
Chairman

## SURVEYOR'S CERTIFICATE

I, Udell S. Williams, do hereby certify that the accompanying plat of HUFFAKER SUBDIVISION, a subdivision of a part of Mesa County, has been prepared under my direction and accurately represents a field survey of same.

Udell S. Williams  
Registered Land Surveyor  
Colorado Registration No. 4307



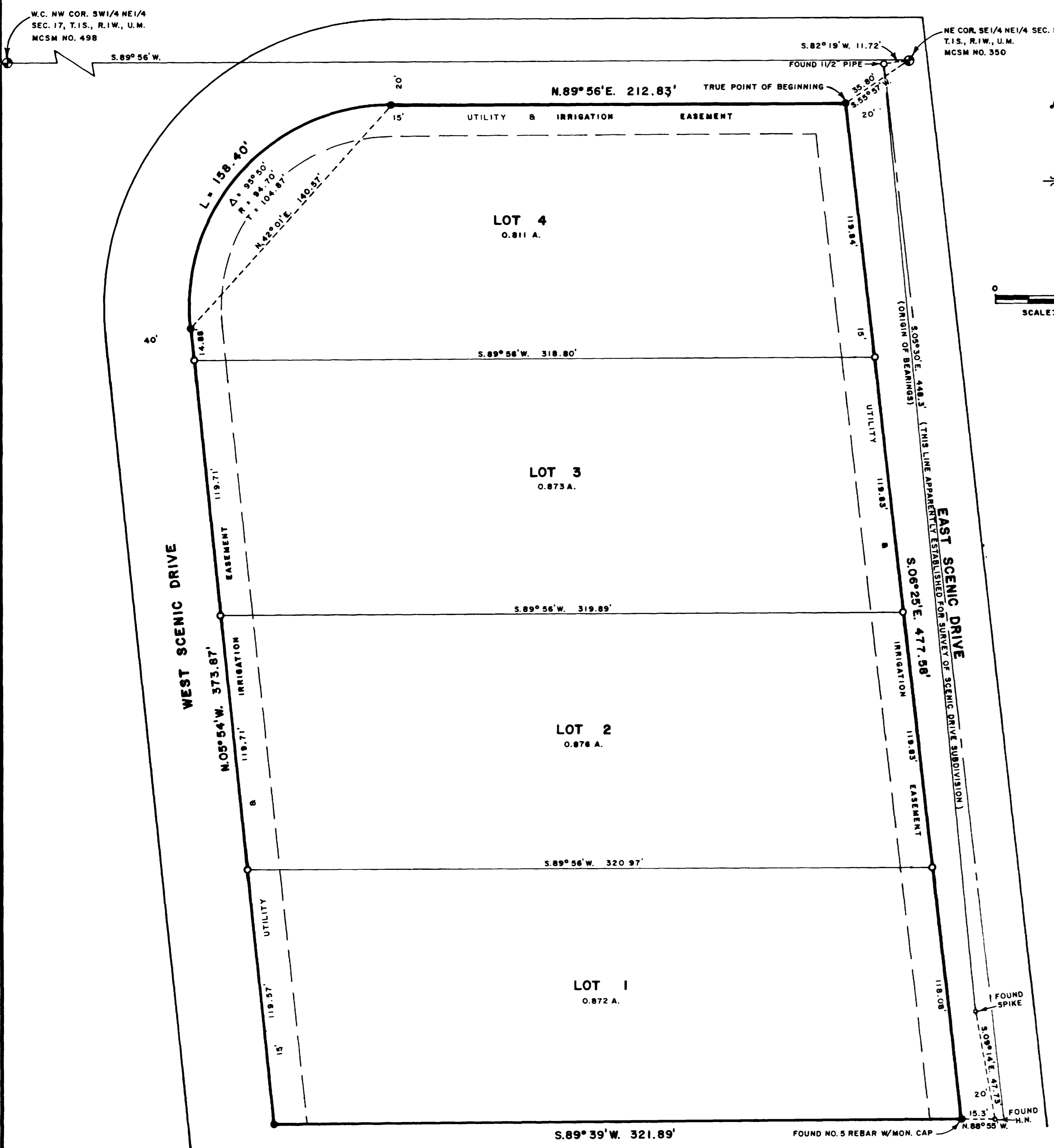
By: Bill Boneman  
Mesa County Road Department

Date: MARCH 17, 1978

PLAT OF  
HUFFAKER SUBDIVISION

DRAWN BY U.S.W. DATE 2-4-78

PREPARED BY  
Udell S. Williams  
751 MOOD AVENUE  
GRAND ANCHOR, COLORADO 81301



- LEGEND**
- ⊙ MESA COUNTY SURVEY MARKER
  - NO. 5 REBAR W/MON. CAP - SET IN CONCRETE
  - NO. 5 REBAR W/MON. CAP
  - FOUND SPIKE OR HINGE NAIL

**NOTE**  
BEARINGS ARE ORIENTED WITH SURVEY OF SCENIC DRIVE SUBDIVISION.