

LA CASA DE DOMINGUEZ FILING THREE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, T.L. BENSON INC. is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1494 at Page 275 of the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 NE 1/4 Section 35, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, said property being additionally described as follows:

Commencing at the Northwest corner of the NE 1/4 NE 1/4 of Section 35, Township 1 North, Range 1 West, of the Ute Meridian, and considering the North line of the NE 1/4 NE 1/4 of Section 35 to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence S00°00'21"W along the west line of the NE 1/4 NE 1/4 Section 35 a distance of 484.26 feet to the SW corner of La Casa De Dominguez Filing Two, being the Point of Beginning; thence N90°00'00"E 600.05 feet along the south line of La Casa De Dominguez Filing Two to the NW corner of La Casa De Dominguez Filing One; thence S00°00'00"E 295.00 feet along the west line of La Casa De Dominguez Filing One; thence S05°26'25"E 84.38 feet along the west line of La Casa De Dominguez Filing One; thence S00°00'00"W 455.14 feet to the SW corner of La Casa De Dominguez Filing One; thence N89°55'50"W 608.14 feet along the south line of the NE 1/4 NE 1/4 Section 35 to the SW corner of the NE 1/4 NE 1/4 Section 35; thence N00°00'21"E 833.40 feet to the point of beginning, containing 11.55 Acres.

That said owner has caused the said real property to be laid out and surveyed as LA CASA DE DOMINGUEZ FILING THREE, 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 his name to be hereunto subscribed this 18TH day of APRIL, A.D., 1988.

T.L. Benson Director
T.L. BENSON INC.

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

The foregoing instrument was acknowledged before me this 18TH day of APRIL, A.D., 1988, by T.L. BENSON.

11/1/91
My commission expires:

W.E. Morris
Notary Public
Box 186
Palisade, CO. 81526

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S. 1483191

I hereby certify that this instrument was filed in my office at 8:40 o'clock A.M. this 19 day of April, A.D., 1988, and is duly recorded in Plat Book No. 13, Page 393.

892
Henry Sander
County Clerk Recorder
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8TH day of April, A.D., 1988, County Planning Commission of the County of Mesa, Colorado.

Mary K. Fuller
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 18TH day of April, A.D., 1988, Board of County Commissioners of the County of Mesa, Colorado.

Melvin Albano
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of LA CASA DE DOMINGUEZ, FILING THREE, 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

2/18/88
Date

UTILITIES COORDINATING COMMITTEE

Richard D. Mills
Chairman

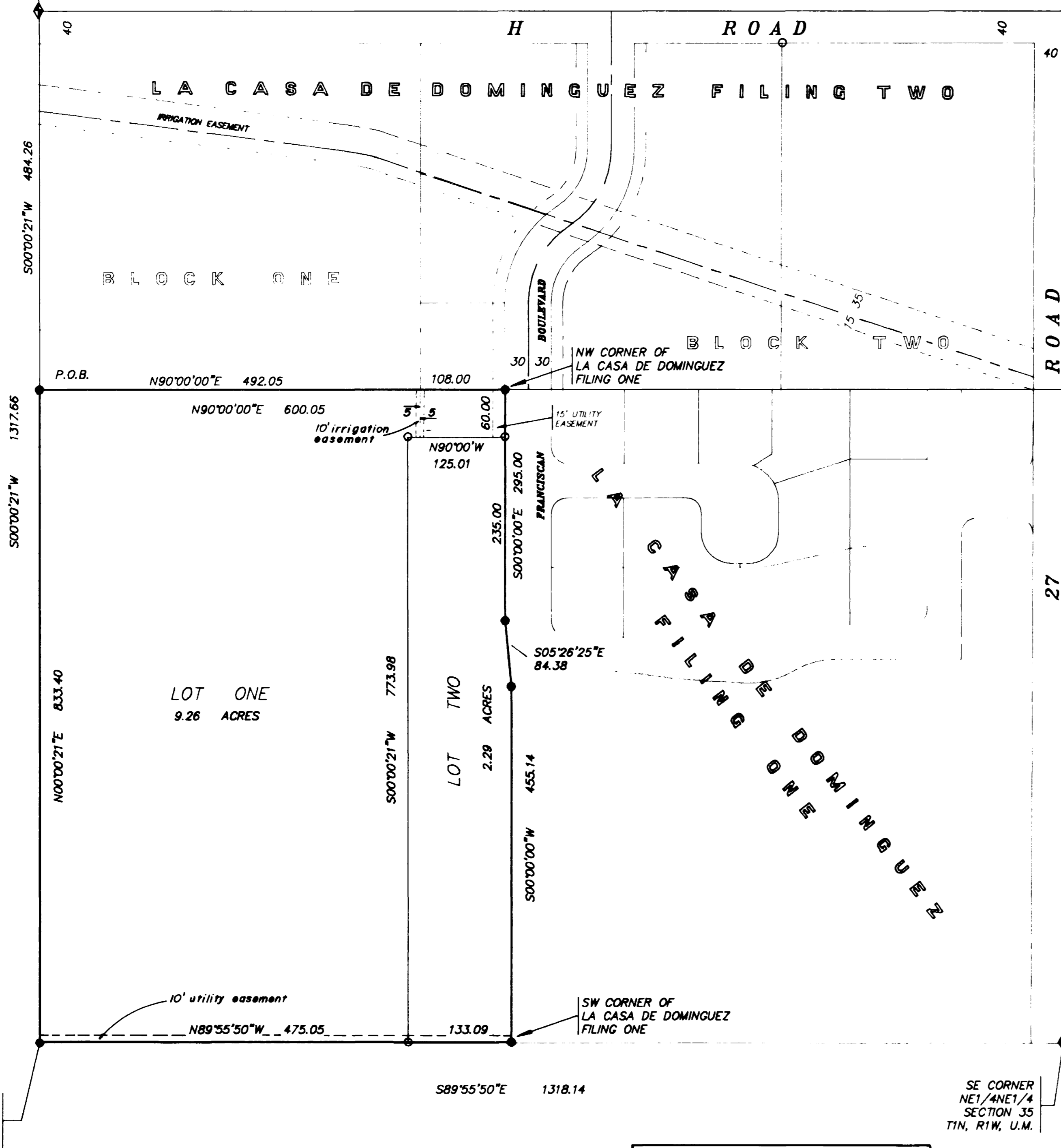
4/18/88
Date

LA CASA DE DOMINGUEZ FILING THREE	
SITUATED IN THE NE 1/4 NE 1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN	
FOR:	T.L. BENSON INC.
SCALE:	1" IN. = 100' FT. 0 10 20 30 0 5 10 20 30 METERS
DATE:	2/17/88
SURVEYED BY:	MEM DKB
DRAWN BY:	ACAD MEM
APPROVED BY:	
SHEET NO.	
FILE:	8-8033

NW CORNER
NE 1/4 NE 1/4
SECTION 35
T1N, R1W, U.M.

NE CORNER
SECTION 35
T1N, R1W, U.M.
ELEV. = 4762.00

N90°00'00"W 1322.40 (BEARING SOURCE)



LOT ONE
9.26 ACRES

LOT TWO
2.29 ACRES

AREA SUMMARY	
LOTS =	11.55 ACRES = 100%
ROAD =	0.00 ACRES = 0%
TOTAL =	11.55 ACRES = 100%

LEGEND & NOTES

- ◆ MESA COUNTY BRASS CAP
 - X HINGE NAIL
 - FOUND NO. 5 RE-BAR LS 16413 SET IN CONC.
 - SET NO. 5 RE-BAR LS.16413
- SURVEY ORIENTED WITH FOUND MONUMENTS

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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.

