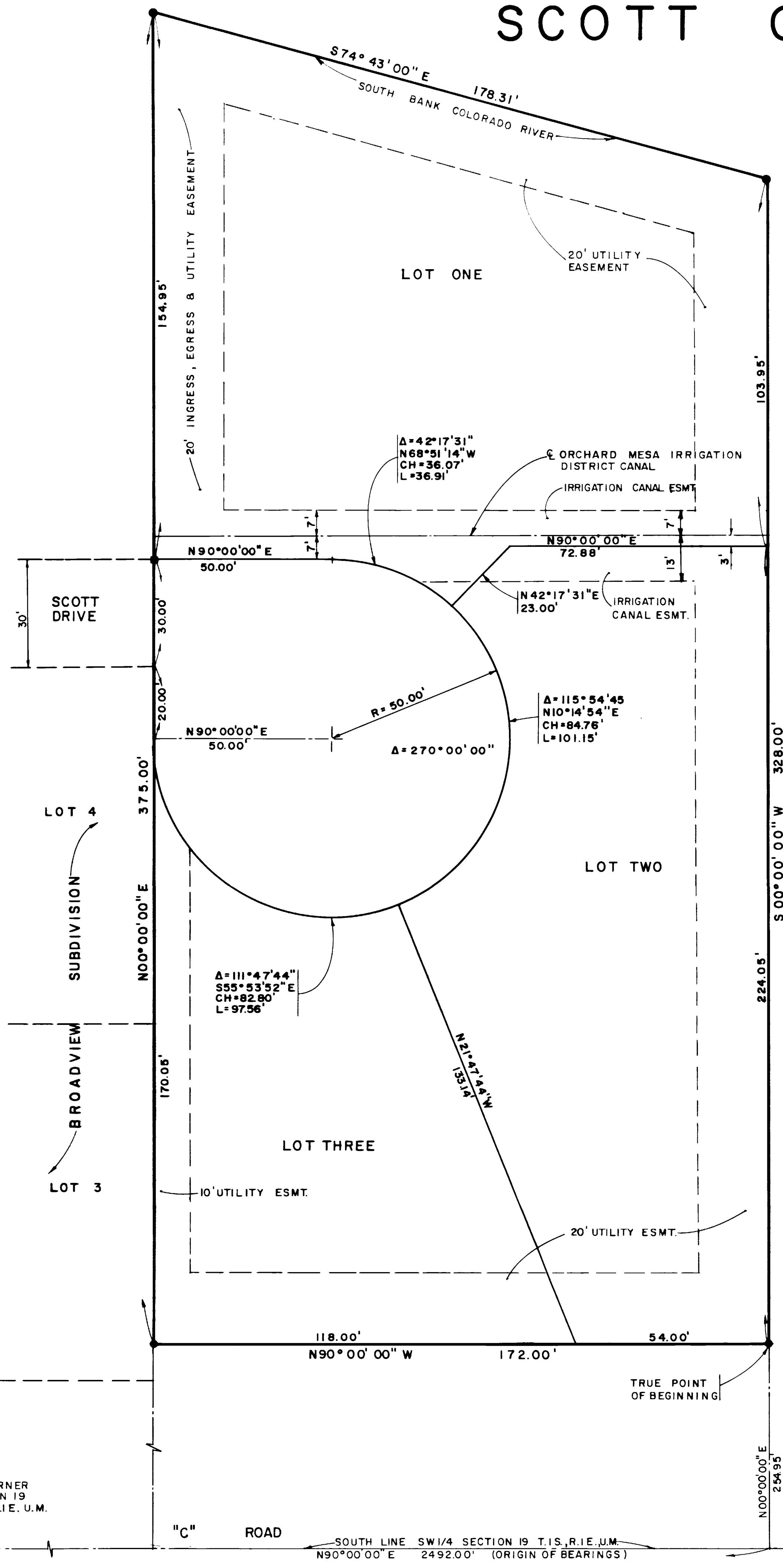


# SCOTT CIRCLE SUBDIVISION



### LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap Found

### AREA QUANTITIES

Total Acres In Streets	0.194 Ac. or 13.91%
Total Acres In Lots	1.194 Ac. or 86.09%
Total Acres	1.388 Ac. or 100.00%
Total Number Of Lots	3 Lots

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned W. F. Hermance is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 SW 1/4 of Section 19, T.1S, R.1E, Ute Meridian as shown on the accompanying plat, being more particularly described as follows;

Commencing at the SW Corner of said Section 19; Thence N. 90° 00' 00" E along the South line SW 1/4 of said Section 19 a distance of 2492.00 feet; Thence N. 00° 00' 00" E 254.95 feet to the TRUE POINT OF BEGINNING. Thence N. 90° 00' 00" W 172.00 feet; Thence N. 00° 00' 00" E 375.00 feet to the South Bank of the Colorado River; Thence S. 74° 43' 00" E along said South Bank a distance of 178.31 feet; Thence S. 00° 00' 00" W 328.00 feet to the TRUE POINT OF BEGINNING. Containing 1.388 Acres.

That said owner has caused the said real property to be laid out and surveyed as Scott Circle Subdivision, a subdivision of a part of Mesa County, 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 dedicate those portions of said real property which are labeled as utility, irrigation and drainage 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 and 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. The above utility easements are to be dedicated to the PUBLIC UTILITIES.

That all expense for street paving or improvement shall be financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner, W. F. Hermance has caused his name to be hereunto subscribed this 13<sup>th</sup> day of FEBRUARY, A.D., 1978.

W. F. Hermance  
 W. F. Hermance

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of FEBRUARY, A.D., 1978 by W. F. Hermance.

My Commission Expires: Aug. 9<sup>th</sup> 1981  
 Witness My Hand and Official.

Thomas A. Roque  
 Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:51 o'clock P.M., this 26 day of OCTOBER, A.D., 1978 and is duly recorded in Plat Book No. 43, Page 25. R-70

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 COUNTY COMMISSIONERS CERTIFICATE

Approved this 7<sup>th</sup> day of September, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Ray P. White  
 Chairman

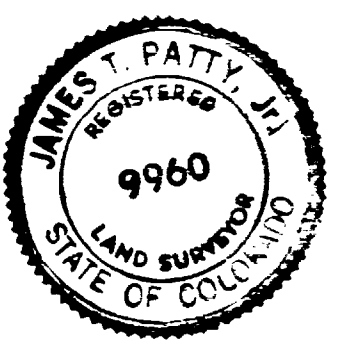
### SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Scott Circle Subdivision, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
 James T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960

Bill Gorman  
 Mesa County Road Department

Date: MARCH 16, 1978



**SCOTT CIRCLE SUBDIVISION**

**PARAGON ENGINEERING, INC.**

P.O. BOX 2872, 825 ROOD AVE. GRAND JUNCTION, COLO. 81501 PHONE 243-8966  
 NOV. 1977