SACOMA COURT SUBDIVISION DEDICATION N60°08'58"E KNOW ALL MEN BY THESE PRESENTS: 27.20 That the undersigned W.R. Bray and Jean L. Bray are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 SW 1/4 SE 1/4 of Section 35, T.1 N., R.1 W. of the Ute Meridian as shown on the accompanying plat, said real property being more LOT 3 particularly described as follows: Commencing at the S 1/4 Corner of said Section 35; Thence N 90° 00' 00" E along the south line of the SW 1/4 SE 1/4 of said Section 35 a distance of 355.87 feet to a point on the easterly right of way of Highline Lateral No. 6CA, said point being the TRUE POINT OF BEGINNING; Thence along said right of way of Highline Lateral No. 6CA by the following eight (8) courses and distances: (1) N 39° 06' 45" E 185.22 feet; (2) N 07° 36' 33" W 40.85 feet; (3) N 16° 57' 22" W 28.85 feet; (4) N 03° 24' 22" W 305.75 feet; (5) N 14° 45' 58" E 23.00 feet; (6) N 43° 30' 40" E 55.48 feet; (7) N 60° 08' 58" E 27.20 feet; (8) N 81° 16' 32" E 146.87 feet; Thence S 00° 12' 34" E 444.32 feet; Thence S 90° 00' 00" E 5.50 feet; Thence S 00° 02' 01" E 171.00 feet to the SE Corner of the SW 1/4 SE 1/4 of said Section 35; Thence S 90° 00' 00" W along the south line of the SW 1/4 SE 1/4 of said Section 35 a distance of 304.89 feet to the TRUE POINT OF BEGINNING, containing 2.911 acres. N90°00'00"E LOT 4 5.44 N14°45'58"EL LOT I N90°00'00"E 23.00 SACOMA COURT That said owners have caused the said real property to be laid out and surveyed as Sacoma Court Subdivision, a subdivision of a part of Mesa N 9 0° 00'00"E County, Colorado. 96 12 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 forever, SEE DETAIL A-`R.O.W \ and hereby dedicate 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, <u>N90°00'00" E</u> gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation 30.05 N90°00'00"E and maintenance of such lines. Such easements and rights shall be utilised in a reasonable and prudent manner. 151.38 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 13th day of February A.D., 1980. LOT 2 W.R. Bray N90°00'00"E STATE OF COLORADO) LOT 3 COUNTY OF MESA The foregoing instrument was acknowledged before me this 15th day of February A.D., 1980 by W.R. Bray and Jean L. Bray. Ness my hand and official seal. My commission expires: Aug 9th 1981 Ness Transfer Public Witness my hand and official seal. DETAIL A N90°00'00''E PUBLIC 175.70 SAND STATE OF COLORADO) Reception # 1235241 I hereby certify that this instrument was filed in my office at 2:45 o'clock P.N. this 24 day of September is duly recorded in Plat Book No. 12, Page 309. LOT 3 EASTERLY RO.W OF HIGHLINE Fees: 10.00 Earl Sawyer LATERAL 6 CA Clerk and Recorder COUNTY PLANNING COMMISSION CERTIFICATE Approved this 18th day of September County Planning Commission of the County of Mesa, Colorado. Hames l. Hallatt N90°00'00"E LOT 2 200.16 UTIL BOARD OF COUNTY COMMISSIONERS CERTIFICATE Approved this 18th day of September SCALE 1"= 30" A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado. LEGEND LOT 4 Indicates Mesa County Brass Cap indicates 5/8" Rebar And Monument Cap Set in Concrete SURVEYORS CERTIFICATE A 5/8"Rebar And Monument Cap N89°02'34"W 20.23' I, James T. Patty Jr., do hereby certify that the accompanying plat of Secoma Court Subdivision, a subdivision of a part of the County of Mesa, At All Lot Corners. N16°57'22" W has been prepared under my direction and accurately represents a field survey of same. 28.85 N 90°00'00"E James T. Patty gr. 590°00'00'E 137.55 5.50 James T. Patty Jr. AREA QUANTITIES 9960 500°12'34"E Registered Land Surveyor NO7°38'33"W Colorado Registration No. 9960 2.552 Ac or 87.67% Total Acres in Lots 40.85 0.359 Ac or 12.33% Total Acres in Streets 2,911 Ac or 100.00% Total Acres \$90°00'00"E Date: 4-17-79 Total Numbers Of Lots 5 Lots OKO EGRESS A BONELLO SUBDIVISION LOT 5 AND OT 4 LOT 1 LOT 3 N 90°00'00" E 234.22 30.00 264.22 TRUE POINT OF SE CORNER SWI/4 SWI/4 SEI/4 SECTION 35 TIN, RIW, UM BEGINNING ROAD SACOMA COURT SUBDIVISION N 90°00'00"/E 35<u>,</u>5.87 لم 660.75 SE CORNER SWI/4 SE I/4 SECTION 35 \$90°00'00"W 304.89 PK. NAIL P. K.NAIL SECTION 35 SOUTH LINE SWI/4 SEI/4 SECTION 35, T.IN., R.IW., U.M[.] T.IN., R IW ,U.M T.IN., RIW., UM (ORIGIN OF BEARINGS)