

# KAREN LEE SUBDIVISION

FILING NO. 1

KNOW ALL MEN BY THESE PRESENTS:

The undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) and a part of the Southwest Quarter (SW1/4) Southwest Quarter (SW1/4) all in Section 5, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the West Quarter Corner (W1/4Cor.) of said Section 5; Thence South 89° 47' 43" East along the North line of the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5 a distance of 494.60 feet to the True Point of Beginning; Thence continuing South 89° 47' 43" East along said North line of the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5 a distance of 824.83 feet to the Northeast Corner (NECor.) Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5; Thence South 00° 03' 21" West along the East line of the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5 a distance of 1,319.74 feet to the Southeast Corner (SECor.) Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5; Thence North 89° 48' 24" West along the South line of the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5 a distance of 353.42 feet; Thence South 00° 11' 36" West 140.00 feet to a point on the South line of the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5; Thence North 89° 48' 24" West along said South line of the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of said Section 5 a distance of 166.97 feet; Thence North 00° 04' 48" East, 1,319.90 feet to the True Point of Beginning.

The above described tract of land contains 25.98 acres.

That said owners have caused the said real property to be laid out and surveyed as Karen Lee Subdivision Filing No. 1, a subdivision of a part of Mesa County, Colorado;

That said owners do hereby dedicate and set apart all of the streets and walkways as shown on the accompanying plat to the use of the public and utilities forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric cables, gas pipe-lines, and irrigation easements.

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 Owners have caused their names to be hereunto subscribed this 5th day of December, A.D., 1973.

*Fred J. Simpson* Joseph V. Simpson  
Fred J. Simpson Joseph V. Simpson  
*Bruce P. Brownson* Henry J. Faussone, Vic Pres. & Sec.  
Bruce Brownson, Pres. Henry J. Faussone, Vic Pres. & Sec.  
SEGO SERVICES INC.

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this 5th day of December, A.D., 1973, by Sego Services Inc., a Colorado Corp. Bruce Brownson Pres. and Henry J. Faussone Vic Pres., Fred J. Simpson, and Joseph V. Simpson.

My Commission Expires: June 15, 1974

Witness my hand and official seal.

*James E. Barrett*  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS

RECEPTION NO. 1061904

I hereby certify that this instrument was filed in my office at 4:20 o'clock P. M., A.D., 1974, and duly recorded in Plat Book No. 11, Page 97

*James D. Dunston*  
Clerk and Recorder

Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of January, A.D., 1974.

County Planning Commission of the County of Mesa, Colorado.

*Arthur E. Clifford*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21st day of January, A.D., 1974.

Board of County Commissioners of the County of Mesa, Colorado.

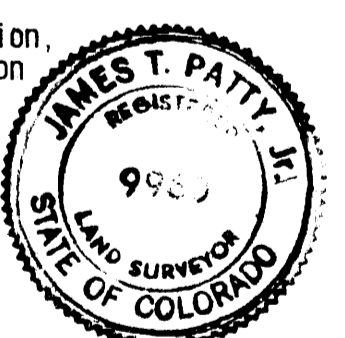
*Jack Wadlow*  
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Karen Lee Subdivision, Filing No. 1, a subdivision of a part 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



Approved for Content and Form only and not the accuracy of Surveys, Calculation or drafting. Pursuant to C.R.S. 1963, 136-2-2 as Amended.

By: *Roy C. Head*  
Mesa County Surveyor

Date: 1-21-74

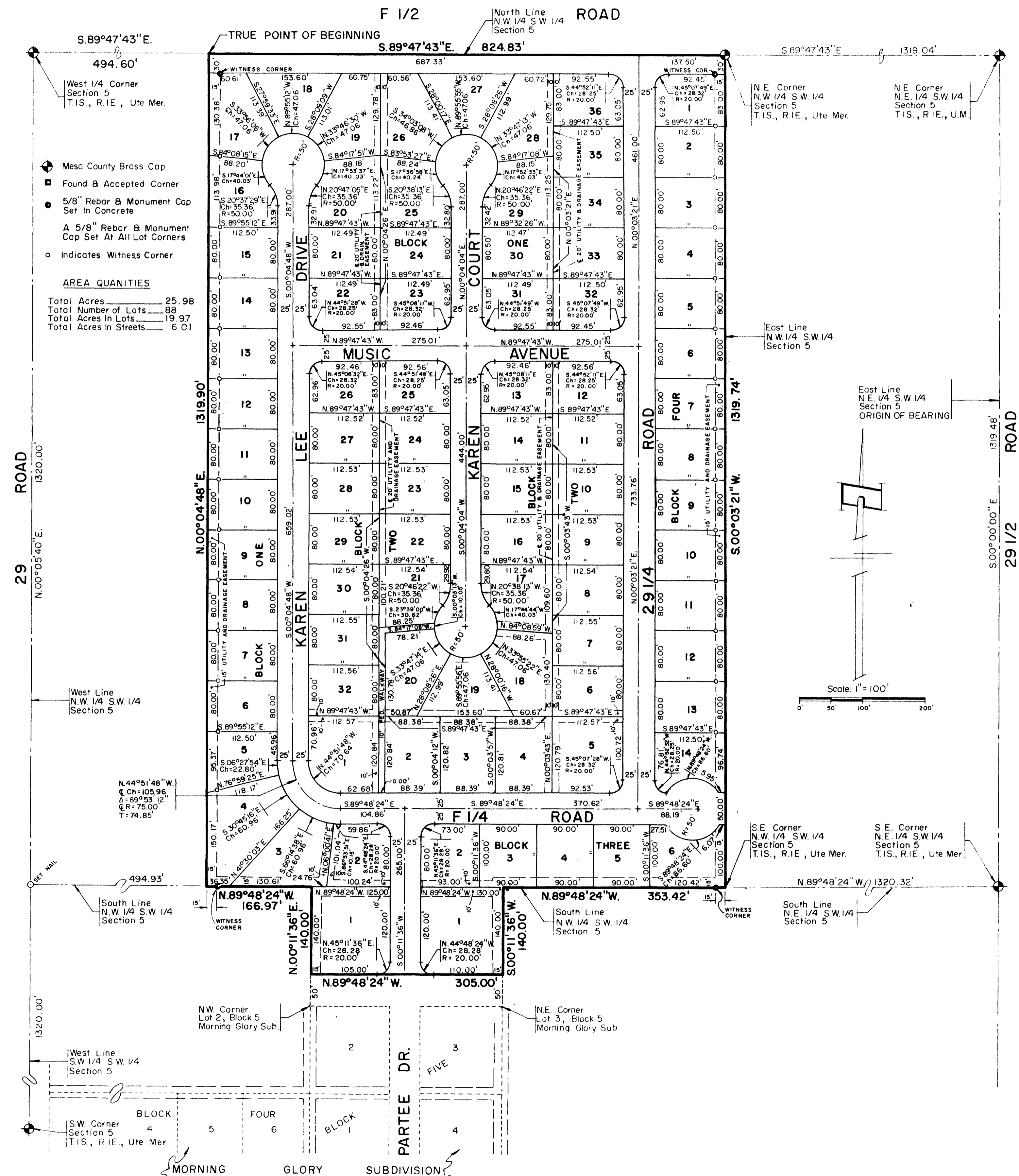
*Emmet H. Green*  
Mesa County Road Dept.

Date: 1-18-74

*J.P. Ireland, Jr.*  
Utilities Coordination Committee

Date: 1-18-74

NOTE: For additional material regarding this subdivision see book 1009, page 655 of the records of the Clerk and Recorder. Thru 1009 657



KAREN LEE SUBDIVISION  
PREPARED BY:  
NELSON HALEY PATTERSON & QUIRK INC.  
ENGINEERING CONSULTANTS  
GRAND JUNCTION COLORADO OCT, 1973