

REDWING SUBDIVISION

#2943-082-00-044
CHARLES REICKS
3026 'F' ROAD
GRAND JUNCTION, COLORADO 81501

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the NE 1/4 NW 1/4 NW 1/4, Section 8, Township 1 South, Range 1 East, Ute Principal Meridian, more particularly described as follows:

Beginning at the NE corner, NW 1/4 NW 1/4, Sec. 8, T 1 S, R 1 E, Ute P.M.; thence following the subdivision line S 0°04'18" E 659.11' to the SE corner NE 1/4 NW 1/4 NW 1/4, said Sec. 8; thence following the subdivision line S 89°57'41" W 330.96'; thence N 0°03'00" W 659.33' more or less to North boundary of the NW 1/4 NW 1/4, said Sec. 8; thence following the subdivision boundary East 330.72' to the point of beginning and containing 5.01 acres.

That said owners have caused the said real property to be layed out and surveyed as Redwing Subdivision, a subdivision of a part of Mesa County, Colorado.

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 and 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 them 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.

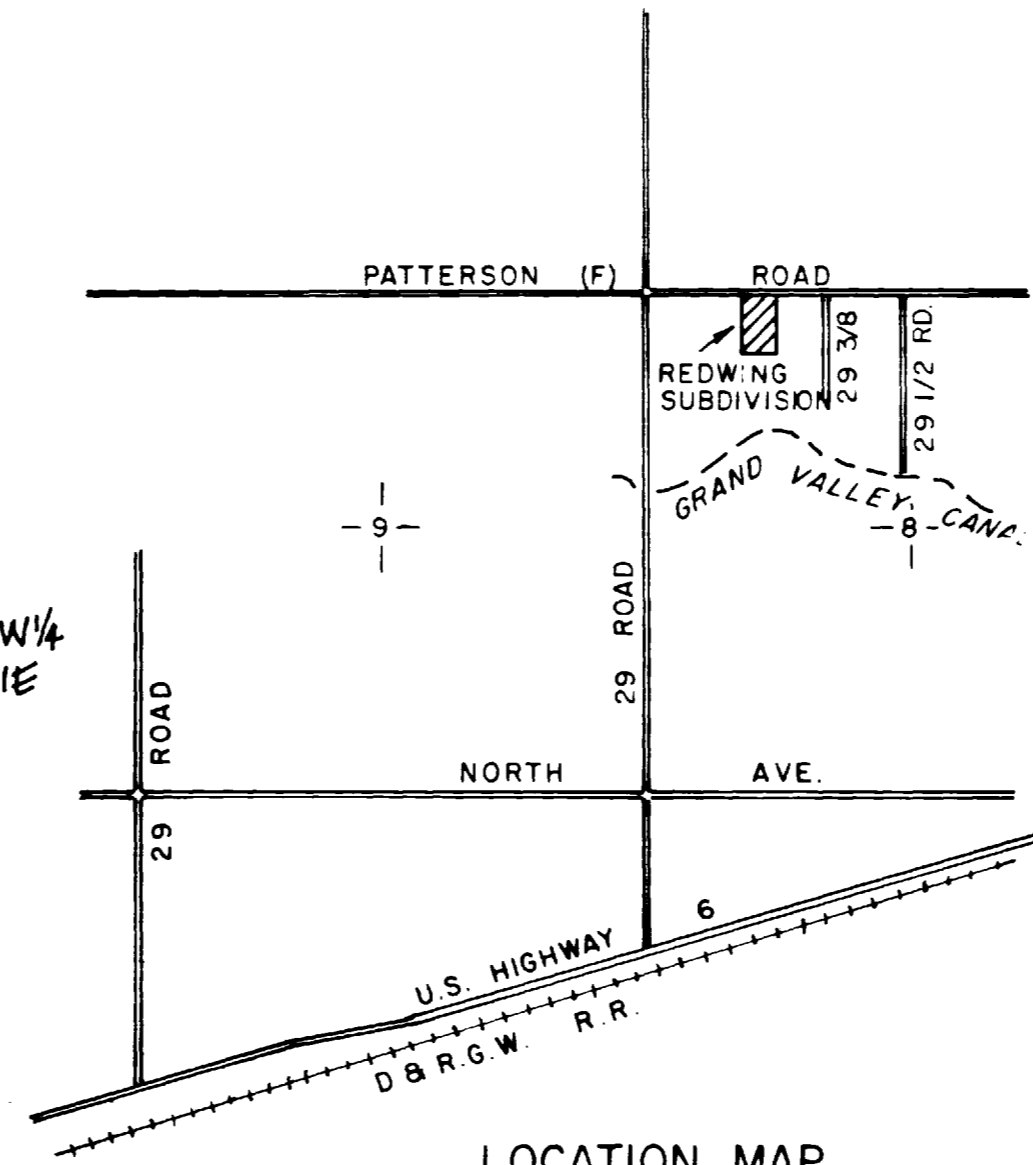
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 15th day of May, A. D., 1978.

Thomas E. Folkstedt
Thomas E. Folkstedt
Charles D. Matcks
Charles D. Matcks

STATE OF COLORADO
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 15th day of May, A.D., 1978

My commission expires Aug. 9, 1981
Witness my hand and official seal.
Estera M. Bement
Notary Public



LOCATION MAP
T 1 S R 1 E U T E P M

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of May, A.D., 1978
County Planning Commission of the County of Mesa, Colorado

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16th day of May, A.D., 1978
Board of County Commissioners of the County of Mesa, Colorado

Earl Anderson
Chairman

SURVEYOR'S CERTIFICATE

I, Clint Sherrill, do hereby certify that the accompanying plat of Redwing Subdivision, a subdivision of a part of the County, has been prepared under my direction and accurately represents a field survey of same.

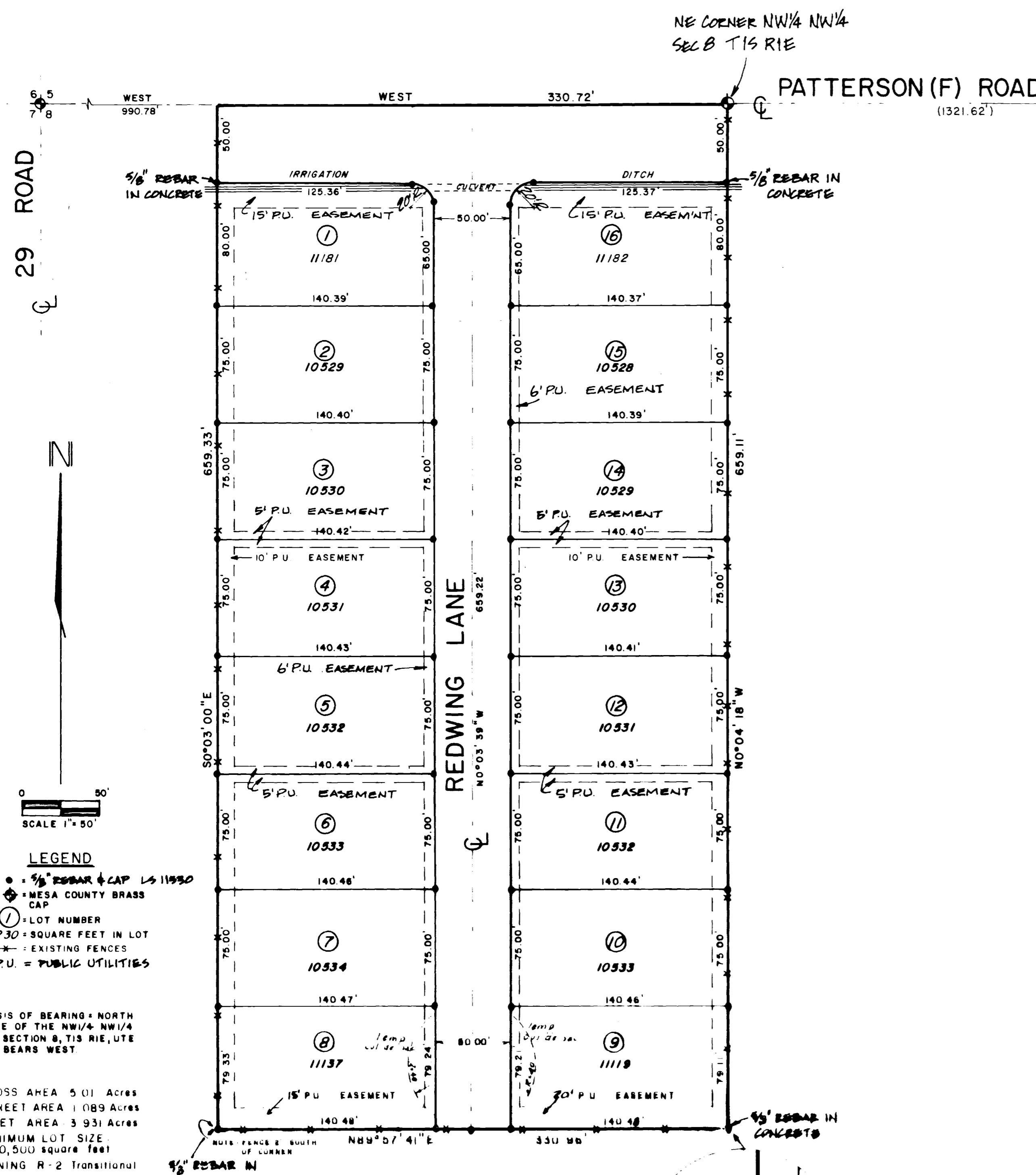
Clint Sherrill
Clint Sherrill
Registered Land Surveyor
Colorado Registration No. 11538

Bill Berman
Bill Berman
Notary Public

Approved this 15th day of May, A.D., 1978

Approved this 15th day of May, A.D., 1978

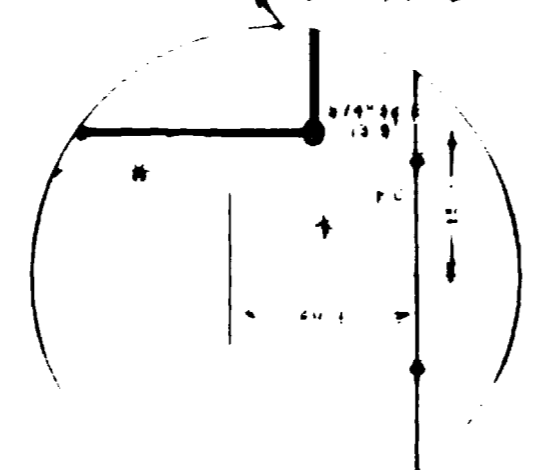
1148087
I hereby certify that this instrument was filed in accordance with the provisions of the Colorado Revised Statutes, Title 38, Section 38-10-101, and that the same is a true and correct copy of the original as recorded in the Public Records of Mesa County, Colorado, Book 114, Page 88.
Earl Anderson
Notary Public



- = 5/8" REBAR & CAP LS 11950
- ⊙ = MESA COUNTY BRASS CAP
- ① - LOT NUMBER
- 11230 - SQUARE FEET IN LOT
- - EXISTING FENCES
- P.U. = PUBLIC UTILITIES

BASIS OF BEARING - NORTH LINE OF THE NW 1/4 NW 1/4 OF SECTION 8, T 1 S R 1 E, UTE P.M. BEARS WEST.

GROSS AREA 5.01 Acres
STREET AREA 1.089 Acres
NET AREA 3.931 Acres
MINIMUM LOT SIZE 10,500 square feet
ZONING R-2 Transitional



REDWING SUBDIVISION
A PART OF THE
NE 1/4 NW 1/4 NW 1/4
SECTION 8
T 1 S R 1 E P.M.

DRAWN BY: [Name] DATE: MARCH 01, 1978
CHECKED BY: [Name] DATE: []