

KAREN LEE SUBDIVISION FIRST ADDITION

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 the N 1/2 NW 1/4 SW 1/4 SW 1/4 of 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:

Beginning at the Southwest Corner of said Section 5, Thence N. 00°05'40" E along the West line SW 1/4 SW 1/4 of said Section 5 a distance of 990.00 feet to the Southwest corner N 1/2 NW 1/4 SW 1/4 SW 1/4 and the True Point of Beginning. Thence continuing N. 00°05'40" E along said West line SW 1/4 SW 1/4 of Section 5 a distance of 330.00 feet to the Northwest Corner SW 1/4 SW 1/4 of said Section 5; Thence S 89°48'24" E along the North line NW 1/4 SW 1/4 SW 1/4 of said Section 5 a distance of 661.90 feet to the Northeast corner NW 1/4 SW 1/4 SW 1/4 of said Section 5; Thence S 00°11'36" W along the East line NW 1/4 SW 1/4 SW 1/4 of said Section 5 a distance of 330.00 feet to the Southeast Corner N 1/2 NW 1/4 SW 1/4 SW 1/4 of said Section 5; Thence N 89°48'24" W along the South line N 1/2 NW 1/4 SW 1/4 SW 1/4 of said Section 5 a distance of 661.33 feet to the True Point of Beginning. Containing 5.012 Acres.

That said owners have caused the said real property to be laid out and surveyed as Karen Lee Subdivision-First Addition 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, and telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation and maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. The easements are dedicated to the public utilities.

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 27th day of October, A.D., 1976.

Noel B. Morris
Noel B. Morris

Robert C. Fausone
Robert C. Fausone

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 27th day of October, A. D. 1976, by Noel B. Morris and Robert C. Fausone.

My Commission Expires: MAY 28, 1978
Witness my hand and official seal.

Sharon Stulfo
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) 1122749

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M., this 27 day of December, A.D., 1976 and duly recorded in Plat Book No. 11 Page 257.

Earl Sawyer
Clerk and Recorder

David M. Hocking
Deputy

Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of December, A.D., 1976. County Planning Commission of the County of Mesa, Colorado.

Robert C. Fausone
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of December, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.

James Allen
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of Karen Lee Subdivision-First addition 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

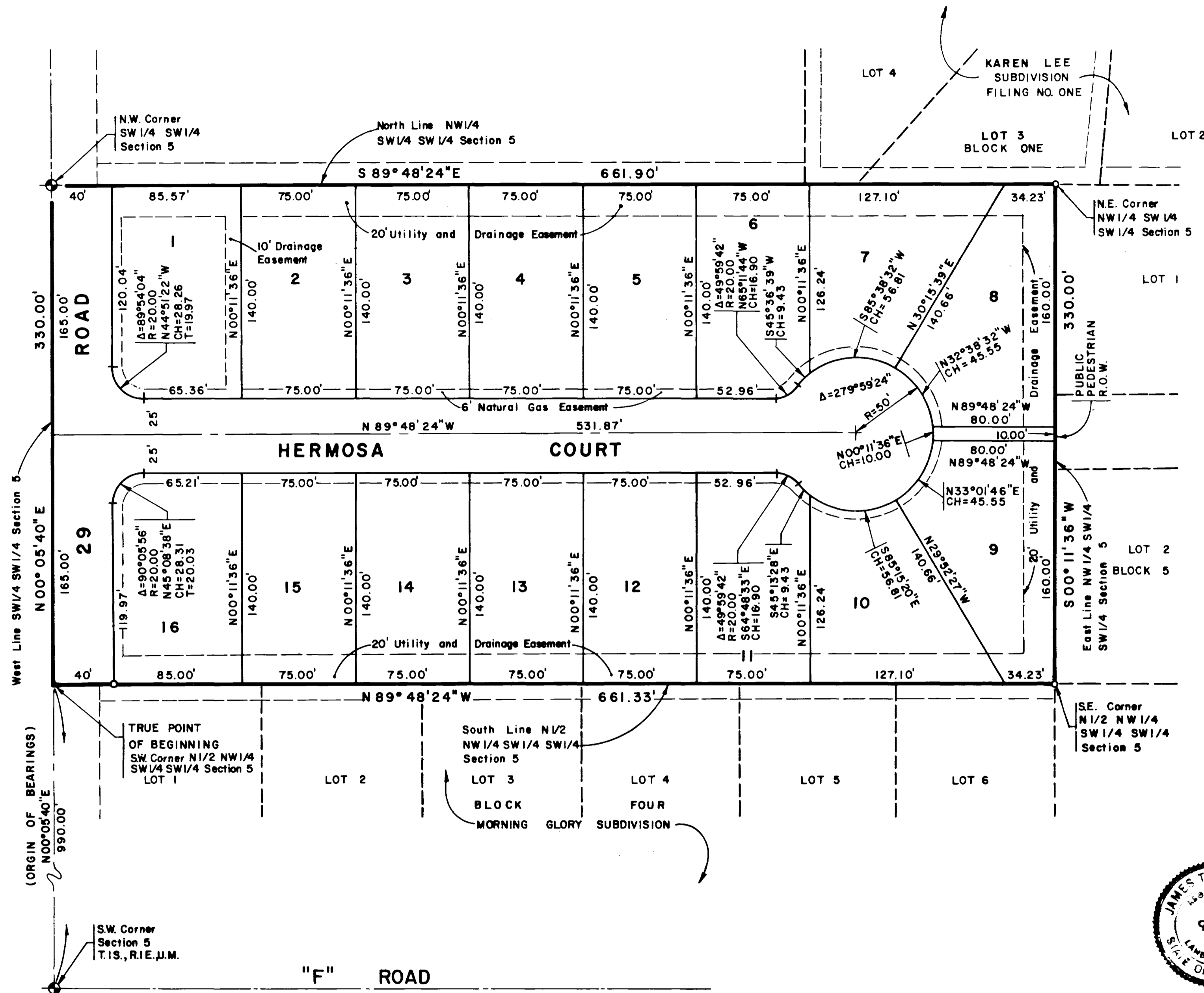
Approved for content and form only and not to the accuracy of Surveys, Calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102 as amended.

Reginald Hood
Mesa County Surveyor

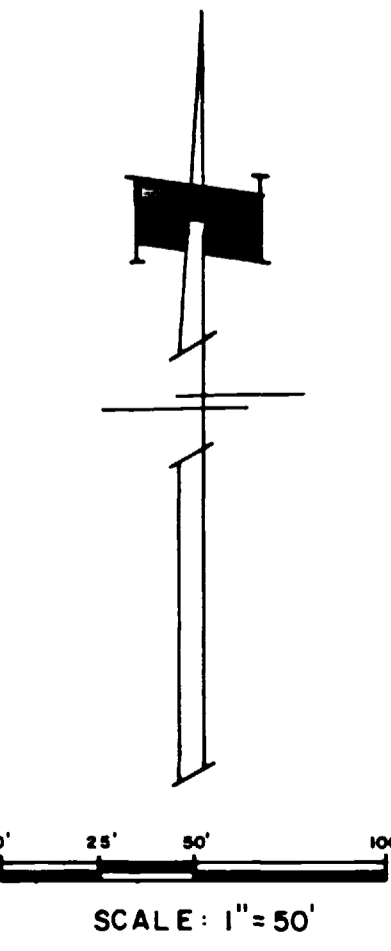
Subbanna
Mesa County Road Department

Date: 12-23-76

Date: 12-10-76



(ORIGIN OF BEARINGS)
N00°05'40"E
990.00'



- ⊕ 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

KAREN LEE SUBDIVISION FIRST ADDITION
ROBERT P. GERLOFS
Engineering Consultants 518 MAIN ST. GRAND JCT., COLO. 81501, PHONE 241