



**Area Quantities**

Total Area	= 3.349 Acres
Lots	= 1.880 Acres
Streets	= 1.469 Acres

- 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.

# OX-BOW SUBDIVISION, FILING NO. ONE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned is the owner of that real property situated in the County of Mesa, State of Colorado, and being a part of the S.W. 1/4 of the S.E. 1/4 of Section 5, Township 1 South, Range 1 East, Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 5; Thence S. 89° 59' 41" E. along the South line of the S.E. 1/4 of said Section 5 a distance of 660.64 feet to the S.W. Corner of 1/2 1/2 of the S.E. 1/4 of said Section 5 and the True Point of Beginning; Thence N. 00° 10' 21" W. along the West line of said E. 1/2 of the S.E. 1/4 of the S.E. 1/4 of said Section 5 a distance of 325.00 feet; Thence N. 89° 50' 19" E. 142.66 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S. 66° 5' 41" E. 50.00 feet; Thence S. 20° 00' 19" W. 9.00 feet; Thence S. 87° 33' 43" E. 114.33 feet; Thence N. 13° 06' 43" E. 87.11 feet; Thence N. 89° 50' 19" E. 55.00 feet; Thence S. 00° 09' 41" E. 160.00 feet; Thence S. 89° 59' 41" E. 40.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S. 00° 00' 19" W. 50.00 feet; Thence S. 00° 00' 19" W. 170.00 feet to a point on the South line of the S.E. 1/4 of said Section 5; Thence N. 89° 59' 41" W. along said South line of the S.E. 1/4 of Section 5 a distance of 415.00 feet to the True Point of Beginning containing 3.349 acres.

That said owner has caused the said real property to be layed out and surveyed as Ox-Bow Subdivision, Filing No. One, 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 and drainage 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 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.

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 owner, Ox-Bow, Inc. a Colorado Corporation, John L. Fitzgerald as President and Charles J. Haggerty as Secretary have caused their names to be hereunto subscribed this 4th day of May, A.D., 1976.

Ox-Bow Inc. John L. Fitzgerald, President  
 Ox-Bow Inc. Charles J. Haggerty, Secretary

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 4th day of May, A.D., 1976, by John L. Fitzgerald President, and Charles J. Haggerty Secretary, of Ox-Bow Inc.  
 My Commission expires: \_\_\_\_\_  
 Witness my hand and official seal. Notary Public

CLERK AND RECORDERS CERTIFICATE  
 STATE OF COLORADO )  
 ) ss # 1108042  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 8:30 o'clock P.M., this 4th day of May, A.D., 1976 and fully recorded in Plat Book No. 11, Page 198.  
 Earl Sawyer Clerk and Recorder Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE  
 Approved this 14th day of October, A.D., 1976.  
 County Planning Commission of the County of Mesa, Colorado.  
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
 Approved this 19th day of April, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.  
 Chairman

SURVEYORS CERTIFICATE  
 I, James T. Patty, Jr., do hereby certify that the accompanying plat of Ox-Bow Subdivision, Filing No. One, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of same.  
 James T. Patty, Jr.  
 James T. Patty, Jr.  
 Registered Land Surveyor  
 Colo. Reg. No. 1000

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 1973, 38-51-010-102 as amended.  
 By: \_\_\_\_\_ Date: 4-22-76  
 Mesa County Surveyor  
 \_\_\_\_\_ Date: 4-19-76  
 Mesa County Road Department  
 \_\_\_\_\_ Date: 4-7-76  
 Utilities Coordinating Committee



**OX-BOW SUBDIVISION, FILING NO. ONE**  
 ROBERT P. GERLOFS  
 Engineering Consultants 652 MAIN ST. GRAND JCT. COLO. 81001, PHONE 543-8888  
 JAN. 1976