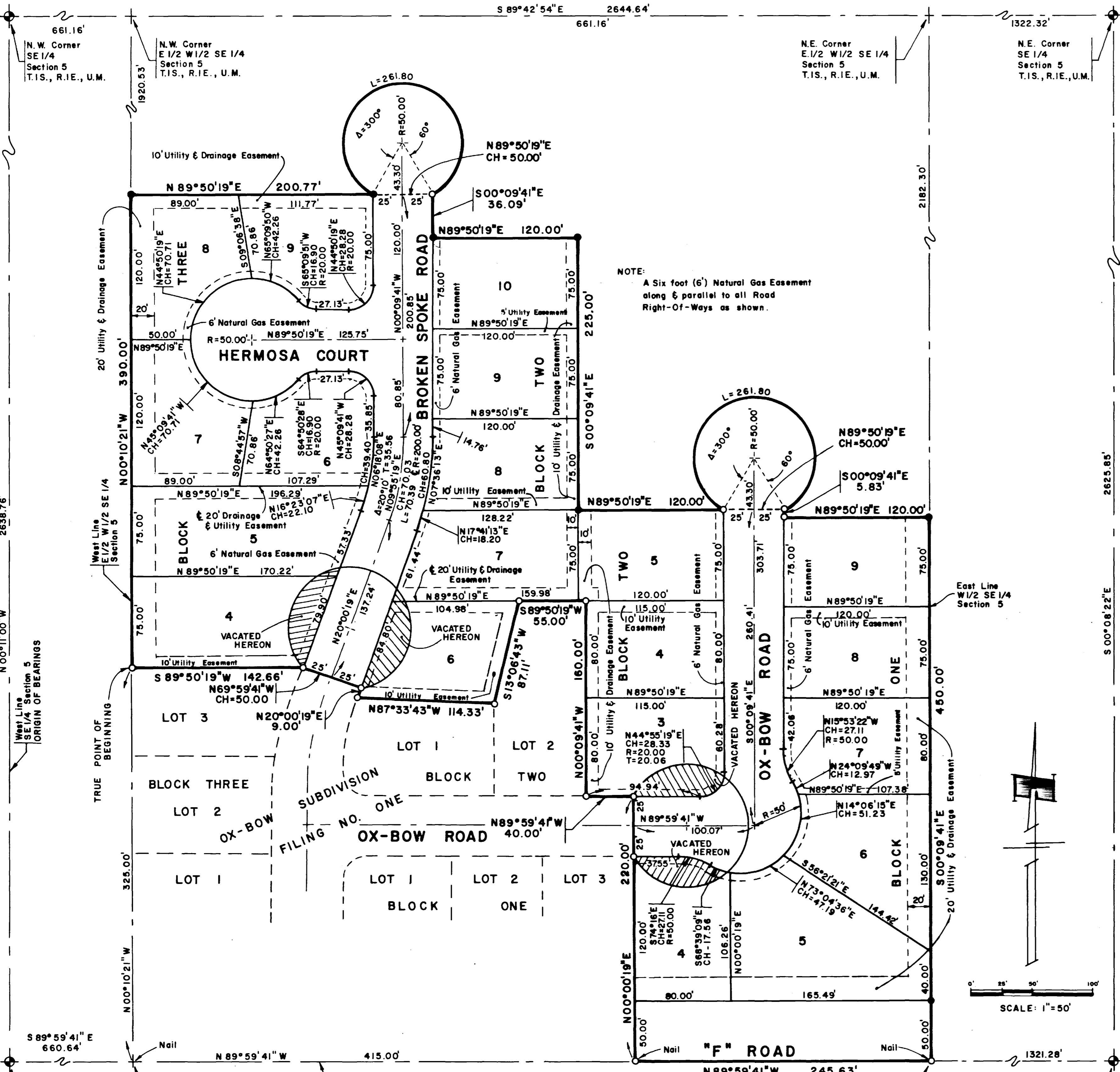


OX-BOW SUBDIVISION, FILING NO. TWO



LEGEND

- ⊙ Indicates Mesa County Brass Cap
- ⊓ Indicates 5/8" Rebar & Monument Cap Set in Concrete
- ⊔ Indicates 5/8" Rebar & Monument Cap at all Lot Corners
- ⊕ S.E. Corner W/2 SE/4 Section 5 T.I.S., R.I.E., U.M.
- ⊖ S.E. Corner Section 5 T.I.S., R.I.E., U.M.

Scale: 1" = 50'
 Due to the convenience and access needs of the Public being adequately served by the platting and lands and public Rights-of-Way the vacation of fractional parts of previously dedicated/reserved Public Rights-of-way, not within Public Rights-of-way by this plat are hereby ordered vacated this 19th day of April, A.D., 1976 by the Board of County Commissioners of the County of Mesa, Colorado.

NOTICE:
 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 SW1/4, S11/4 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 S11/4 of said Section 5, a distance of 660.64 feet to the S.W. corner of the East 1/2 West 1/2 of the S11/4 of said Section 5; Thence N 00° 10' 21" W along the West line East 1/2 West 1/2 of the S11/4 of said Section 5, a distance of 325.00 feet to the TRUE POINT OF BEGINNING; Thence continuing N 00° 10' 21" W along said West line East 1/2 West 1/2 of the S11/4 of Section 5 a distance of 36.00 feet; Thence N 89° 50' 19" E 200.77 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N 89° 50' 19" E 50.00 feet; Thence S 00° 09' 41" E 36.09 feet; Thence N 89° 50' 19" E 120.00 feet; Thence S 00° 09' 41" E 5.83 feet; Thence N 89° 50' 19" E 120.00 feet; Thence S 00° 09' 41" E 450.00 feet to a point on the South line S11/4 of said Section 5; Thence N 89° 59' 41" W along said South line 245.63 feet; Thence N 00° 09' 41" E 220.00 feet; Thence N 89° 59' 41" W 40.00 feet; Thence N 00° 09' 41" W 140.00 feet; Thence S 89° 50' 19" E 55.00 feet; Thence S 13° 06' 43" W 87.11 feet; Thence N 87° 33' 43" W 114.33 feet; Thence N 20° 00' 19" E 9.00 feet; Thence N 89° 59' 41" W 50.00 feet; Thence S 89° 50' 19" E 142.66 feet to the True Point of beginning. Containing 6.356 acres.

That said owner has caused the said Real Property to be laid out and surveyed as Ox-Bow Subdivision, Filing No. Two, 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 dedicates 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. Haase as Secretary have caused their names to be hereunto subscribed this ___ day of _____, A.D., 1976.

 John L. Fitzgerald, President

 Charles J. Haase, Secretary

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of March, A.D., 1976, by John L. Fitzgerald, President and Charles J. Haase, Secretary of Ox-Bow Inc.
 My commission expires: July 3, 1978

 Notary Public

CLERK AND RECORDS CERTIFICATE
 STATE OF COLORADO)
) ss # 1108045
 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 duly recorded in Plat Book No. 17, Page 172.

 Clerk and Recorder Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 14th day of October, A.D., 1976. Board of County Commissioners 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. Patten Jr., do hereby certify that the accompanying plat of Ox-Bow Subdivision, Filing No. Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of the same.

 James T. Patten Jr.
 Registered Land Surveyor
 Colo. Reg. No 9960

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 1973, 38-31-101-102 as amended.

 Mesa County Surveyor Date: 4-22-76

 Mesa County Road Department Date: 4-19-76

 Utilities Coordinating Committee Date: 4-9-76

VACATION STATEMENT
 Due to the convenience and access needs of the Public being adequately served by the platting and lands and public Rights-of-Way the vacation of fractional parts of previously dedicated/reserved Public Rights-of-way, not within Public Rights-of-way by this plat are hereby ordered vacated this 19th day of April, A.D., 1976 by the Board of County Commissioners of the County of Mesa, Colorado.

 Chairman