## OX-BOW SUBDIVISION, FILING NO. TWO

S 89°42'54"E 2644.64 1322.32 661.16 N.W. Corner N.E. Corner N.E. Corner N. W. Corner E.1/2 W1/2 SE 1/4 E 1/2 W1/2 SE 1/4 SE 1/4 Section 5 Section 5 Section 5 Section 5 T.IS., R.IE., U.M. T.IS., R.IE., U.M. T.IS., R.IE., U.M. T.IS., R.IE., U.M. N 89°50'19"E 10'Utility & Drainage Easement CH = 50.00' N 89°50'19"E S00\*09'41"E N89°50'19"E 120.00' A Six foot (6') Natural Gas Easement along & parallel to all Road Right-Of-Ways as shown. Natural Gas Easement R=50.00-!- N89°50'19"E - 125.75" 50.00 O N89\*5019"E HERMOSA COURT OKI 75 N 89°50'19"E N89°50'19"E CH=50.00' |\$00°09'41"E No Utility Easement\_ CO £ 20' Drainage CH=22.10

£ Utility Face N89°50'19"E 120.00' N89°50 19"E N89°50'19"E 120.00' 128.22 N 1741'13"E 6' Natural Gas Easement -🗜 20' Utility & Drainage Easement East Line
W1/2 SE1/4 N 89°50'19"E N 89°50 19"E S89°50'19"W 120.00' (10' Utility Easement (10' Utility ROAD 55.00 HEREON HON 5 BEARING 10 Utility Easement S 89°50'19"W 142.66' 0 N69°59'41"WL N 89°50'19" N89°50' 19"E 10' Utility Egsement CH=50.00 N87°33'43"W 114.33' **₩**0 115.00 120.00 N 2000'19"E LOT 3 NI5"53'22"W 9.00' CH=27.11 N44°55'19"E CH=28.33 R=50.00 **ω ω** LOT 2 LOT N24°09'49"W 5 CH=12.97 BLOCK BLOCK THREE N89°50'19"E-1-107.38 N14º06'15"E LOT 2 N 89°59′4,I"W OX-BOW ROAD LOT LOT 1 LOT 2 BLOCK ONE 165.49 **80.00** SCALE: 1"=50 \$ 89° 59' 41" E 660.64 ROAD 1321.28 N 89°59'41" W 415.00 N 89°59'41"W 245.63 LEGEND South Line South 1/4 Corner S.E. Corner S.E. Corner S.W. Corner SE 1/4, Section 5 E 1/2 W1/2 SE 1/4 W1/2 SE1/4 Section 5 Section 5 Indicates Mesa County Brass Cap T.IS., R.IE., U.M. Section 5 T.IS., R.IE., U.M. T.15., R.IE., U.M Section 5 T.IS., R.IE., U.M. Indicates 5/8" Rebar & Monument Cap Set in Concrete 5/8" Rebar & Monument Cap at all Lot Corners

KNOW ALL WIN BY TH OL PPRO NITS: 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 SM1/4 SM1/4 of Section 5, Township 1 South, Range 1 Last, 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 31/4 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 SE1/4 of said section 5; Thence N 00 10 21 W along the West line East 1/2 West 1/2 of the St 1/4 of said Section 5, a distance of 325.00 feet to the TIME POINT OF FECTIVITY: Thence continuing N 00 10 21 W along said West line East 1/2 West 1/2 of the St1/4 of Section 5 a distance of 35..00 feet; Thence N 89 50 19 8 200.77 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 225.00 feet; Thence N 89 50 19 E 120.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 and whose long chord bears N 89 50 1° E 50.00 feet; Thence 3 00 09 41 & 5.83 feet; Thence N 80 50 19 E 120.00 feet; Thence S 00 09 41 E 450.00 feet to a point on The South line S3 1/4 of said Section 5: Thence N 89 59 41 W along said South line 245.63 feet; Thence N 00 00 19 E 220.00 feet; Thence N 89 50 41 W 40.00 feet; Thence N 00 09 41 W 160.00 feet; Thence S 89 50 19 W 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 ± 9.00 feet; Thence Thence N 69 59 41 N 50.00 feet; Thence S 89 50 19 N 142.66 feet to the True Point of Deginning. Containing 6.356 acres.

That said owner has caused the said Real Property to be layed 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 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 utilised 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

John L. Fitzgerald, President Charles J. Haase, Secretary

STATE OF COLORADO)

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 15 day of March, A.D., 1976, by John L. Pitagerald, President and Charles J. Haase, Secretary of Ox-Bow Inc.

By commission empires: 1,4,78 Witness my hand and official seal.

STATE OF COLORADO)

I hereby certify that this instrument was filed in my office at 8:30 o'clock We, This 4 day of May , A.D., 1976 and duly recorded in Plat Book No. // , Page /99 .

COUNTY PLANNING COMMISSION CEPTIFICATE

A.D., 1975. Board of County Commissioners of the

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19 day of Queil, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.

SURVEYORS CERTIFICATE

I, James T. Patty 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

James To Patty Jr.
Registered Land Surveyor
Colo. Reg. No 9960

Approved for content and form only and not to the accuracy of surveys, calculations, Persuant to C.R.S. 1973, 38-51-101-102 as amended.

Date: 4-22.-76

esa County Road Department Utilities Coordinating Committee

Dates 4-7-76

## VACATION STATEMENT

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

OX-BOW SUBDIVISION, FILING NO. TWO ROBERT P. GERLOFS

Engineering Consultants 552 Mam St. GRAND JCT. COLO. 81501, PHONE 243-8966