

# OX-BOW WEST SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ox-Bow Co., A Partnership, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the W 1/2 SW 1/4 SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the S 1/4 Corner of said Section 5; Thence N 00° 11' 18" W along the west line of the SE 1/4 of said Section 5 a distance of 216.01 feet to the TRUE POINT OF BEGINNING; Thence continuing N 00° 11' 18" W along said west line of the SE 1/4 of Section 5 a distance of 1104.37 feet to the NW Corner of the W 1/2 SW 1/4 SE 1/4 of said Section 5; Thence S 89° 59' 41" E along the north line of the W 1/2 SW 1/4 SE 1/4 of said Section 5 a distance of 660.73 feet to the NE Corner of the W 1/2 SW 1/4 SE 1/4 of said Section 5; Thence S 00° 10' 21" E along the east line of the W 1/2 SW 1/4 SE 1/4 of said Section 5 a distance of 1317.77 feet to the SE Corner of the W 1/2 SW 1/4 SE 1/4 of said Section 5; Thence N 89° 59' 41" W along the south line of the SE 1/4 of said Section 5 a distance of 450.41 feet; Thence N 00° 11' 18" W 216.01 feet; Thence N 89° 59' 41" W 216.00 feet to the TRUE POINT OF BEGINNING, containing 18.960 acres.

That said owner has caused the said real property to be laid out and surveyed as Ox-Bow West Subdivision, 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 to the Public Utilities 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, irrigation 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 and maintenance of such lines. Such 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 owner, Ox-Bow Co., a Partnership, John L. Fitzgerald, General Partner, has caused his name to be hereunto subscribed this 2<sup>nd</sup> day of FEBRUARY A.D., 1979.

John L. Fitzgerald  
Ox-Bow Co.  
John L. Fitzgerald, General Partner

STATE OF COLORADO )  
                          ) ss  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of FEBRUARY A.D., 1979 by John L. Fitzgerald, General Partner of Ox-Bow Co., a Partnership.

My commission expires: July 20 1981  
Witness my hand and official seal.

Wanda K. ...  
Notary Public



CLERK AND RECORDERS CERTIFICATE

STAT. OF COLORADO )  
                          ) ss  
COUNTY OF MESA    )

I hereby certify that this instrument was filed in my office at 1:30 o'clock P.M. this 5<sup>th</sup> day of APR. A.D. 1979, and is duly recorded in Plat Book No. 12, Page 140 & 141. Rec # 1188183

Earl Sawyer  
Clerk and Recorder

Deputy

Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15<sup>th</sup> day of MARCH, A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

W.P. ...  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

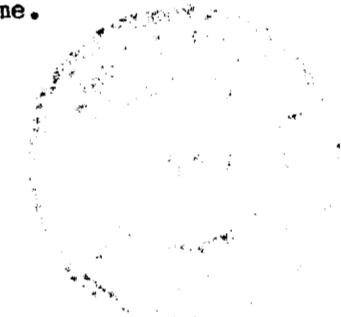
Approved this 21<sup>st</sup> day of February, A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Wanda K. ...  
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Ox-Bow West Subdivision, 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. 6460

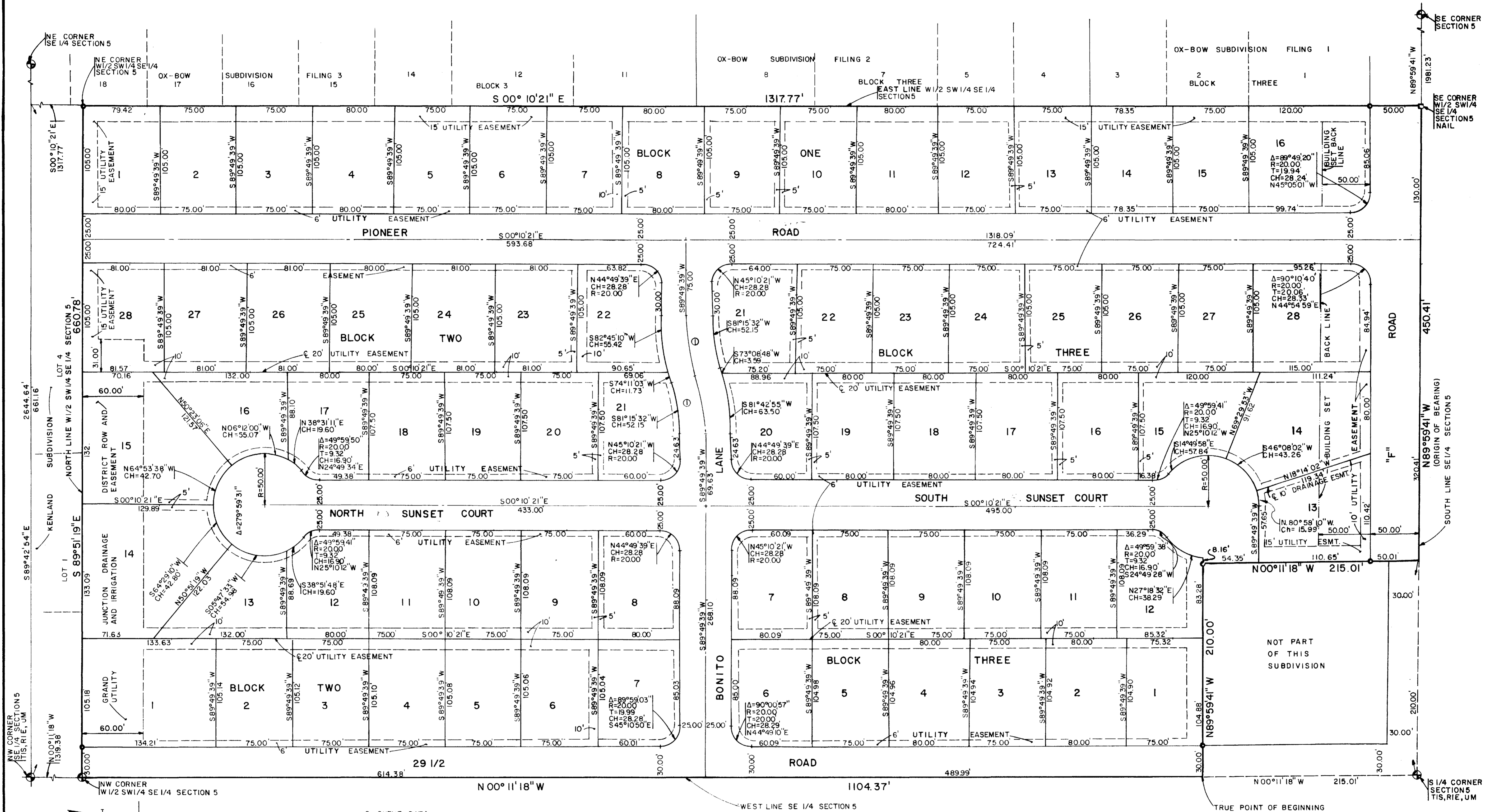


By: Bill Benson  
Mesa County Road Department

Date: 3-22-79

OX-BOW WEST SUBDIVISION	
	PARAGON ENGINEERING INC

# OX-BOW WEST SUBDIVISION

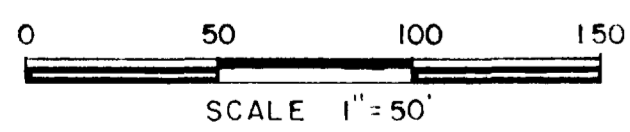


CURVE DATA

NO	Δ	R	T	L	CH	BEARING
1	17°08'15"	200.00	30.14	59.82	59.60	S81°15'32"W

**LEGEND**

- 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



**AREA QUANTITIES**

Total Acres In Lots	14.379Ac or 75.95%
Total Acres In Streets	4.581 Ac or 24.05%
<b>Total Acres</b>	<b>18.960Ac or 100.00%</b>
Total Number of Lots	72

SHEET 2 OF 2

**OX-BOW WEST SUBDIVISION**

