

# TAMARACK MEADOWS SUBDIVISION, FILING NO. THREE

## AND A REPLAT OF LOT FOUR, BLOCK FIVE TAMARACK MEADOWS SUBDIVISION, FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned B.C.C. Investments, A Limited Partnership, and Alma L. Van Horne and Emery A. White are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the E 1/2 SW 1/4 and the W 1/2 SE 1/4 all in Section 9, T. 13 S., R. 1 E., 7th Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NE Corner of the W 1/2 SE 1/4 of said Section 9; Thence N 89° 49' 55" W along the north line of the SE 1/4 of said Section 9 a distance of 346.50 feet; Thence S 00° 00' 02" E 1280.14 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00° 00' 02" E 375.00 feet to a point on the northerly right of way of I-70 Business Loop; Thence along said northerly right of way of I-70 Business Loop by the following two (2) courses and distances: (1) N 73° 12' 06" W 156.67 feet; (2) S 72° 54' 46" W 113.43 feet; to a point on the northerly right of way of the Grand Valley Canal; Thence along said northerly right of way of the Grand Valley Canal by the following three (3) courses and distances: (1) N 82° 43' 56" W 126.05 feet; (2) N 71° 40' 57" W 286.05 feet; (3) N 50° 34' 55" W 177.86 feet; Thence S 00° 11' 11" W 275.03 feet; Thence S 89° 56' 40" E 113.88 feet; Thence S 00° 03' 20" W 75.00 feet; Thence S 58° 58' 50" E 58.31 feet; Thence S 89° 56' 40" E 105.00 feet; Thence N 00° 03' 20" E 190.15 feet; Thence S 69° 24' 57" E 277.63 feet; Thence S 00° 03' 20" W 10.00 feet; Thence S 89° 56' 40" E 155.00 feet; Thence N 00° 03' 20" E 5.67 feet; Thence S 89° 56' 40" E 124.57 feet to the TRUE POINT OF BEGINNING, containing 7.300 acres.

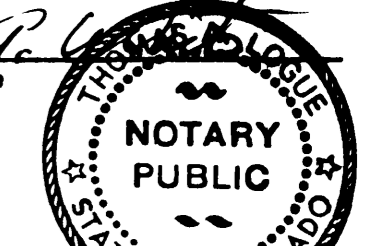
That said owners have caused the said real property to be laid out and surveyed as Tamarack Meadows Subdivision Filing No. Three and a replat of Lot 4 Block Five Tamarack Meadows Subdivision Filing No. Two, a subdivision of a part of Mesa County, Colorado.

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, drainage and irrigation easements on the accompanying plat to the Public Utilities 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, 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 furnished by the seller or purchaser, not by the County of Mesa.

That the undersigned B.C.C. Investments, A Limited Partnership, their names to be hereunto subscribed this 13 day of November 1979.

B.C.C. Investments, A Limited Partnership  
 William C. Bennett, General Partner  
 Emery A. White, Attorney in Fact  
 Alma L. Van Horne  
 Emery A. White



STATE OF COLORADO  
 COUNTY OF MESA  
 I, William C. Bennett, General Partner of B.C.C. Investments, A Limited Partnership and Emery A. White, Attorney in Fact for Alma L. Van Horne and Emery A. White,  
 My Commission Expires Aug. 9, 1981  
 Witness My Hand and Official Seal.

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO  
 COUNTY OF MESA  
 1221996

I hereby certify that this instrument was filed in my office at 2:13 o'clock P.M., this 21 day of April A.D., 1980 and duly recorded in Plat book No. 12, Page 254.

Carl Sawyer, Clerk and Recorder  
 By: Royal W. Hunsberg, Deputy  
 Fees \$ 10.00

PLANNING COMMISSION CERTIFICATE:

APRIL 20, 1980  
 County Planning Commission of the County of Mesa, Colorado.

CHAIRMAN CERTIFICATE:

MARCH 20, 1980  
 Board of County Commissioners of the County of Mesa, Colorado.

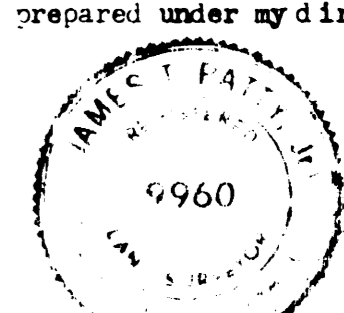
VACATION STATEMENT

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-of-way, not within public rights-of-way by this plat are hereby ordered vacated this 13th day of March A.D., 1980 by the Board of County Commissioners of the County of Mesa, Colorado.

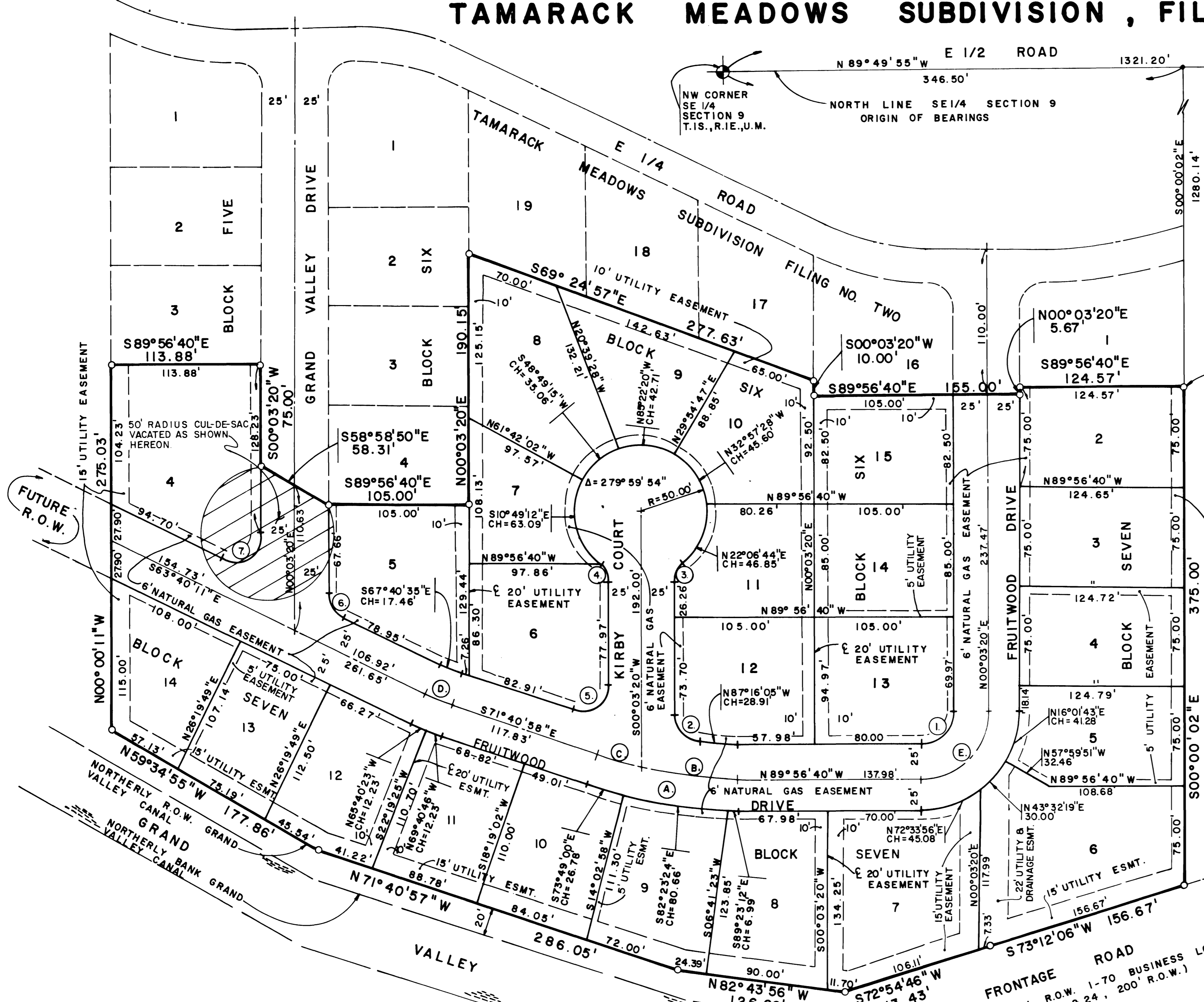
SURVEYOR'S CERTIFICATE:

I, James T. Patty Jr., do hereby certify that the accompanying plat of Tamarack Meadows Subdivision Filing No. Three and a Replat of Lot Four Block Five Tamarack Meadows Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents the survey of same.

James T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960



Robert St. Roman  
 Mesa County Road Department  
 Date: April 2, 1980



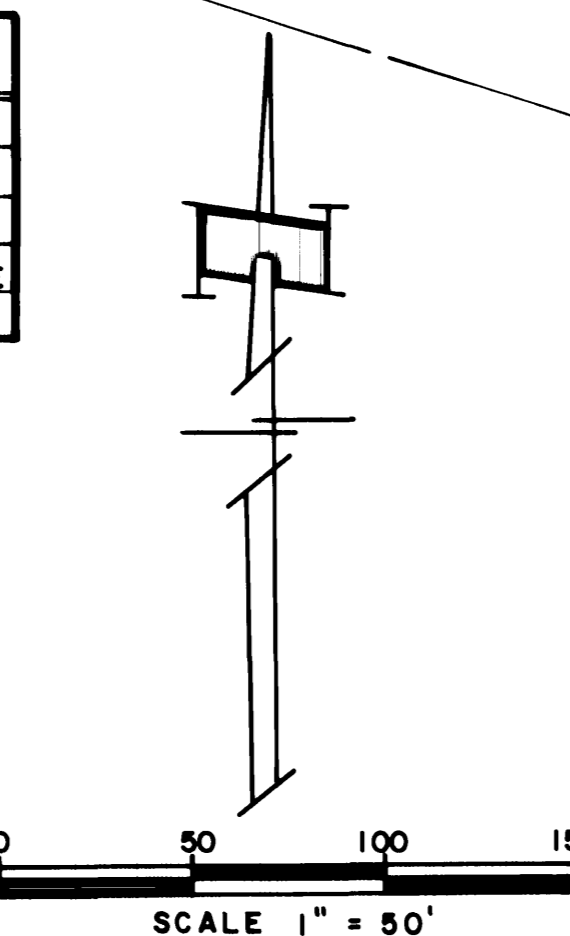
STREET CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A.	18°15'42"	334.61'	53.78'	106.65'	106.20'	S80°48'49"E
B.	12°25'41"	334.61'	36.43'	72.58'	72.44'	S83°43'50"E
C.	05°50'01"	334.61'	17.05'	34.05'	34.07'	S74°36'00"E
D.	08°00'47"	150.00'	10.51'	20.98'	20.96'	S67°40'35"E
E.	90°00'00"	50.00'	50.00'	78.54'	70.71'	N45°03'20"E

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	5.773 Ac. or 79.08%
Total Acres In Streets	1.527 Ac. or 20.92%
Total Acres	7.300 Ac. or 100.00%
Total No. Lots	25



CURVE RETURN DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1.	90°00'00"	25.00'	25.00'	39.27'	35.36'	S45°03'20"W
2.	84°38'20"	20.00'	18.21'	29.54'	26.93'	N42°16'05"W
3.	49°59'41"	20.00'	9.32'	17.45'	16.90'	S25°03'11"W
4.	49°59'41"	20.00'	9.32'	17.45'	16.90'	S24°56'31"E
5.	108°15'42"	20.00'	27.66'	37.79'	32.41'	S54°11'11"W
6.	63°43'31"	20.00'	12.43'	22.24'	21.11'	S31°48'26"E
7.	116°16'29"	20.00'	32.18'	40.59'	33.97'	S58°11'35"W

TAMARACK MEADOWS SUBDIVISION  
 FILING NO. THREE  
 And A Replat Of Lot 4, Block 5  
 TAMARACK MEADOWS SUBDIVISION  
 FILING NO. TWO

