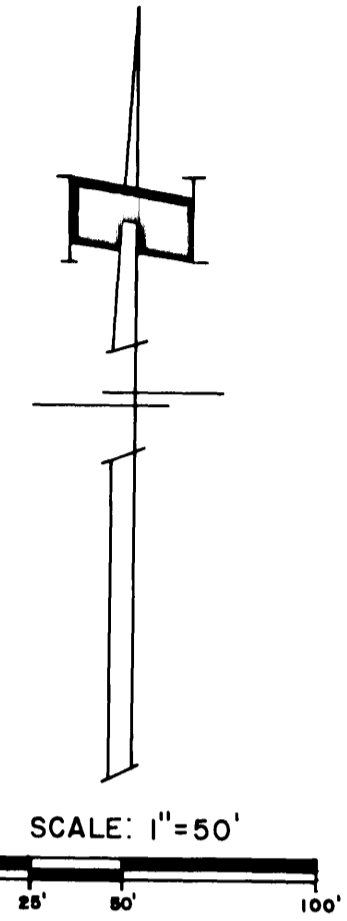
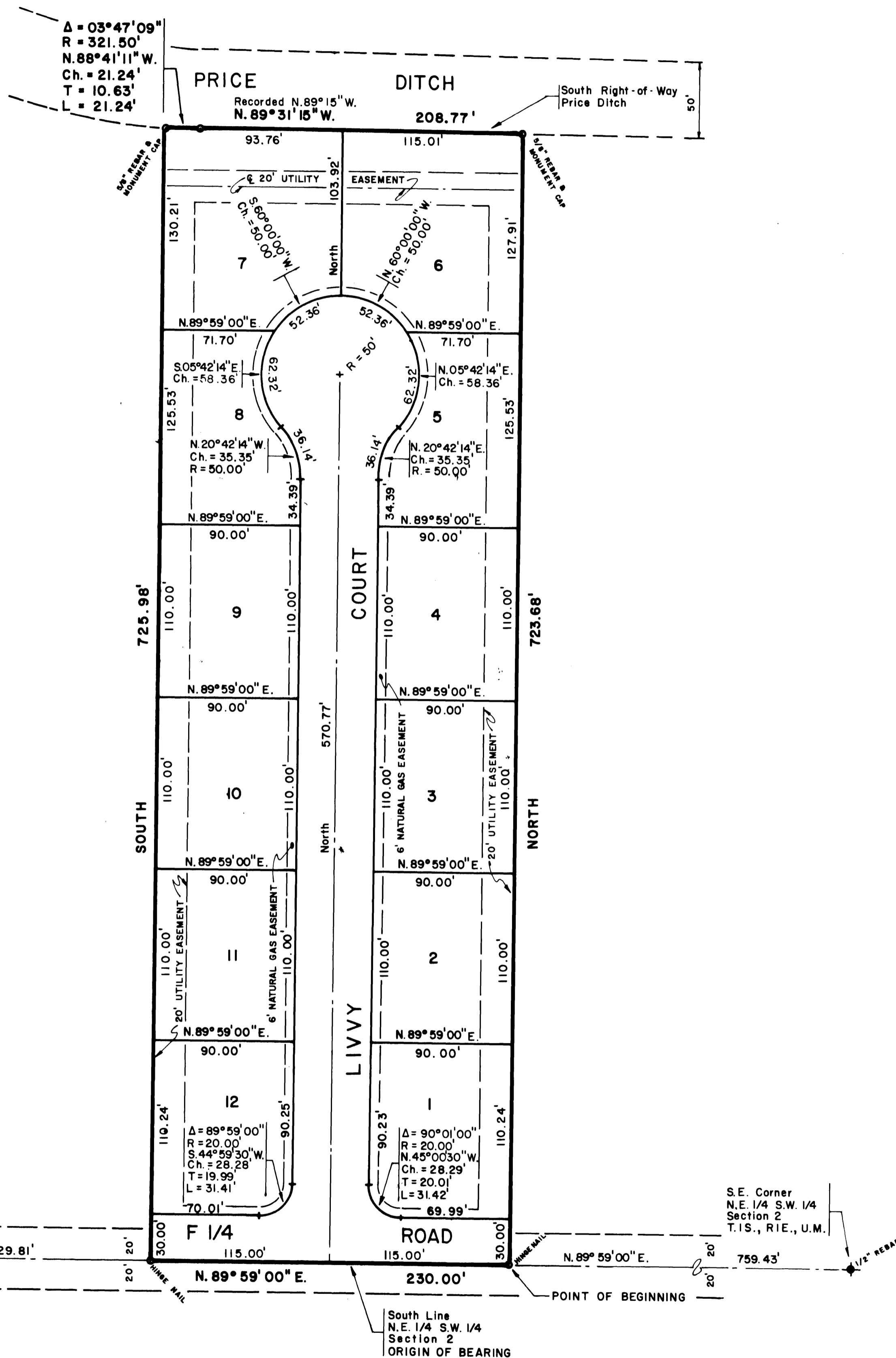


ANSON SUBDIVISION



◆ Found and Accepted Corners
5/8" Rebar and Monument Cap
Set At All Lot Corners.
◆ Corners Set By L.S. 6752

AREA QUANTITIES
Total Acres = 3.826
Acres In Lots = 2.928
Acres In Roadway = 0.898

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being in a part of the N.E. 1/4 of the S.W. 1/4 of Section 2, 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:
Beginning at a point on the South Line of the N.E. 1/4 of the S.W. 1/4 of said Section 2 from whence the S.E. Corner of the N.E. 1/4 of the S.W. 1/4 of said Section 2 bears N. 89° 59' 00" E., 759.43 feet; Thence North, 723.68 feet to a point on the South Right-of-way line of the Price Ditch; Thence N. 89° 31' 15" W. along said South Right-of-way a distance of 208.77 feet; Thence continuing along said South Right-of-way line along the arc of a curve to the right whose radius is 321.50 feet and whose long chord bears N. 88° 41' 11" W., 21.24 feet; Thence South, 725.98 feet, thence N. 89° 59' 00" E. along said South line of the N.E. 1/4 of the S.W. 1/4 of said Section 2 a distance of 230.00 feet to the point of beginning. The above described property contains 3.822 acres.
That said owners have caused the said real property to be laid out and surveyed as Anson Subdivision 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 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 owners Thomas Anson and Marjorie E. Anson have caused their names to be hereunto subscribed this 8th day of January, A.D., 1976.

Thomas Anson
Thomas Anson
Marjorie E. Anson
Marjorie E. Anson

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of January, A.D. 1976, by Thomas Anson And Marjorie E. Anson.

My Commission expires: May 23 1975
Witness my hand and official seal. *John S. [Signature]*
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) 1102303

I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M., Feb 19 A.D., 1976 and duly recorded in Plat Book No. 11, Page 187.

Earl Sawyer
Earl Sawyer
Clerk and Recorder Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th Day of February, A.D., 1976.
County Planning Commission of the County of Mesa, Colorado.

R. P. [Signature]
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of February, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.

Marjorie [Signature]
Chairman

SURVEYORS CERTIFICATE

I, William S. Benson, do hereby certify that the accompanying plat of Anson Subdivision a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of same.

William S. Benson
William S. Benson
Registered Land Surveyor
Colo. Reg. No. 6752

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

By: *Robert C. Head*
Mesa County Surveyor Date: 2-17-76

Jack [Signature]
Mesa County Road Department Date: 2-4-76

R. H. [Signature]
Utilities Coordinating Committee Date: 1-30-76