## SUBDIVISION AND J DEDICATION KNOW ALL MEN BY THESE PRESENTS: NW CORNER SWI/4 SEI/4 NORTH LINE SWI/4 SEI/4 SECTION 8 -NE CORNER SWI/4 SEI/4 SECTION 8 SECTION 8 That the undersigned Jon F. Abrahamson is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 SW 1/4 SE 1/4 Section 8, T.1 S., R.1 E., Ute Meridian as shown on the accompany N89°56'53"W 1323.51 ing plat, said real property being more particularly described as follows: Commencing at the South 1/4 Corner of said Section 8; Thence N 00° 06' 35" W along the west line SW 1/4 SF 1/4 of said Section 8 a distance of 660.85 feet to the NW Corner SW 1/4 SW 1/4 SE 1/4 of said Section 8; Thence S 89° 58' 26" F along the north line SW 1/4 SW 1/4 SE 1/4 of said Section 8 a distance of 30.00 feet to the TRUE POINT OF B GINNING; Thence continuing S 89°58' 26" E along said north line SW 1/4 SW 1/4 SE 1/4 of Section 8 a distance of 631.61 feet to the NE Corner SW 1/4 SW 1/4 SE 1/4 of said Section 8; Thence S 00° 05' 50" E along the east line SW 1/4 SW 1/4 SE 1/4 of said Section 8 a distance of 390.55 feet; Thence N 89° 59' 58" W 123.00 feet; Thence S 00° 05' 50" E 230.00 feet; Thence N 89° 59' 58" W 508.48 feet; Thence N 00° 06'35" W 620.84 feet to the TRUE POINT OF BEGINNING, containing 8.350 acres. NORTH LINE SWI/4 SWI/4 SEI/4 SECTION 8-That said owner has caused the said real property to be laid out and surveyed as J and J Subdivision, a subdivision of a part of Mesa County, Colorado. TRUE POINT OF BEGINNING 661.61 NE CORNER SWI/4 SWI/4 That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to NW CORNER SWI/4 SWI/4 SEI/4 S89°58'26"E the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are 631.61 SE 1/4 SECTION 8 labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of SECTION 8 utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; 310.80 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. 10 UTILITY EASEMEN That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 12th day of 5 pr. A.L., 1978. & 20' UTILITY EASEMENT S89°58'26"E 310.81 STATE OF COLORADO) COUNTY OF MESA The foregoing instrument was acknowledged before me this /2 day of \_\_\_\_\_\_A.D., 1978 by Jon F. 45' R. Turn Around Easement S89°58'26" E Abrahamson. 30.00 310.81 32.72 Witness my hand and official seal. My commission expires: Avs. 9th 1981 60' INGRESS - EGRESS AND UTILITY ESMT. < \$89°58'26"E 621.57 LOTS 2,3,4 and 8 CLERK AND RECORDERS CERTIFICATE NOTABY STATE OF COLORADO) S89°58'26"E # 1185530 333.53 I hereby certify that this instrument was filed in my office at 2:30 o'clock P.M. this 7 day of move and is duly recorded in Plat Book No. /2 ,Page /25. - 20' UTILITY EASEMENT O Garl Sawyer 10.00 ROAD Clerk and Recorder Deputy 20 UTILITY EASEMENT COUNTY PLANNING COMMISSION CERTIFICATE S89°58'26"E 333.53 Approved this 12m day of Ocroser A.D., 1978. County Planning Commission of the County of Mesa, Colorado. \_\_\_166.76 166 76 -WEST LINE SW 1/4 S ORIGIN OF BEARINGS NOO° OG' 35"W 10, 2/1 62 & 20' UTILITY EASEMENT, BOARL OF COUNTY COMMISSIONERS CERTIFICATE \$89°59'58"E 288.00 165.00 N89°59'58"W Approved this 16th day of October A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado. 123.00 SURVEYORS CERTIFICATE I, James T. Patty Jr., do hereby certify that the accompanying plat of J and J 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 &~ James T. Patty Jr.O Registered Land Surveyor Colorado Registration No. 9960 ACCESS LIMITED TO ONE COMMON DRIVEWAY DOCATED AT THE SW CORNER OF LOT 5 & THE SE CORNER OF LOT 6 Bill Genson 166.76 166.76 164.95 30.00 10 ADDITIONAL ROAD R.O.W. SE CORNER SW 1/4 SE 1/4 SECTION 8 10.00 N89°59'58" W 508.48 NORTH AVENUE 538.47 123.00 N89°59'58"W 661.47 1322.94 SOUTH 1/4 CORNER SECTION 8 SE CORNER SOUTH LINE SWI/4 SEI/4 SECTION T.IS. , R.IE. SW 1/4 SE 1/4 SECTION 8 AREA QUANTITIES LEGEND Indicates Mesa County Brass Cap Total Acres In Lots 8.093 Ac. or 96.92% Total Acres In Roads 0.257 Ac. or 3.08% Indicates 5/8" Rebar And Monument Cap Set In Concrete 8.350 Ac. or 100.00% Total Acres A 5/8" Rebar And Monument Cap At All Lot Corners J AND J SUBDIVISION SCALE 1"= 50 Indicates 5/8" Rebar And Monument Cap Found ARAGON ENGINEERING INC