

STRAKA SUBDIVISION FILING No. ONE  
 A REPLAT OF LOT 1, STRAKA MINOR SUBDIVISION  
 SECTION 3, T.1S., R.1E., U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the Southeast Quarter of Section 3, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, and being more specifically described as follows:

Lot 1, Straka Minor Subdivision

That said owners have caused the said real property to be laid out and surveyed as STRAKA SUBDIVISION FILING NO. ONE, A REPLAT OF LOT 1, STRAKA MINOR SUBDIVISION, a subdivision of a part of the County of Mesa.

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 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 the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street grading or improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 13 day of December, A.D., 1990.

*Delbert E. Dawson*  
 Delbert E. Dawson  
*Kathryn J. Dawson*  
 Kathryn J. Dawson

STATE OF COLORADO }  
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, A.D., 1990, by Delbert E. Dawson and Kathryn J. Dawson.

My commission expires *12/31/91*  
*Delbert E. Dawson*  
 Notary Public

STATE OF COLORADO }  
 COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 11:15 o'clock A.M. this 31<sup>st</sup> day of January, A.D., 1991, and is duly recorded in Plat Book No. 13, Page 506.

Reception No. 1562089  
 Drawing No. J-94

*Monika Todd*  
 Clerk and Recorder  
 by: *Judith A. Williams*  
 Deputy  
 Fees: \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE  
 Approved this 26 day of November, A.D., 1990, County Planning Commission of the County of Mesa.

*John C. Williams*  
 Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE  
 Approved this 28 day of November, A.D., 1990, Board of County Commissioners of the County of Mesa.

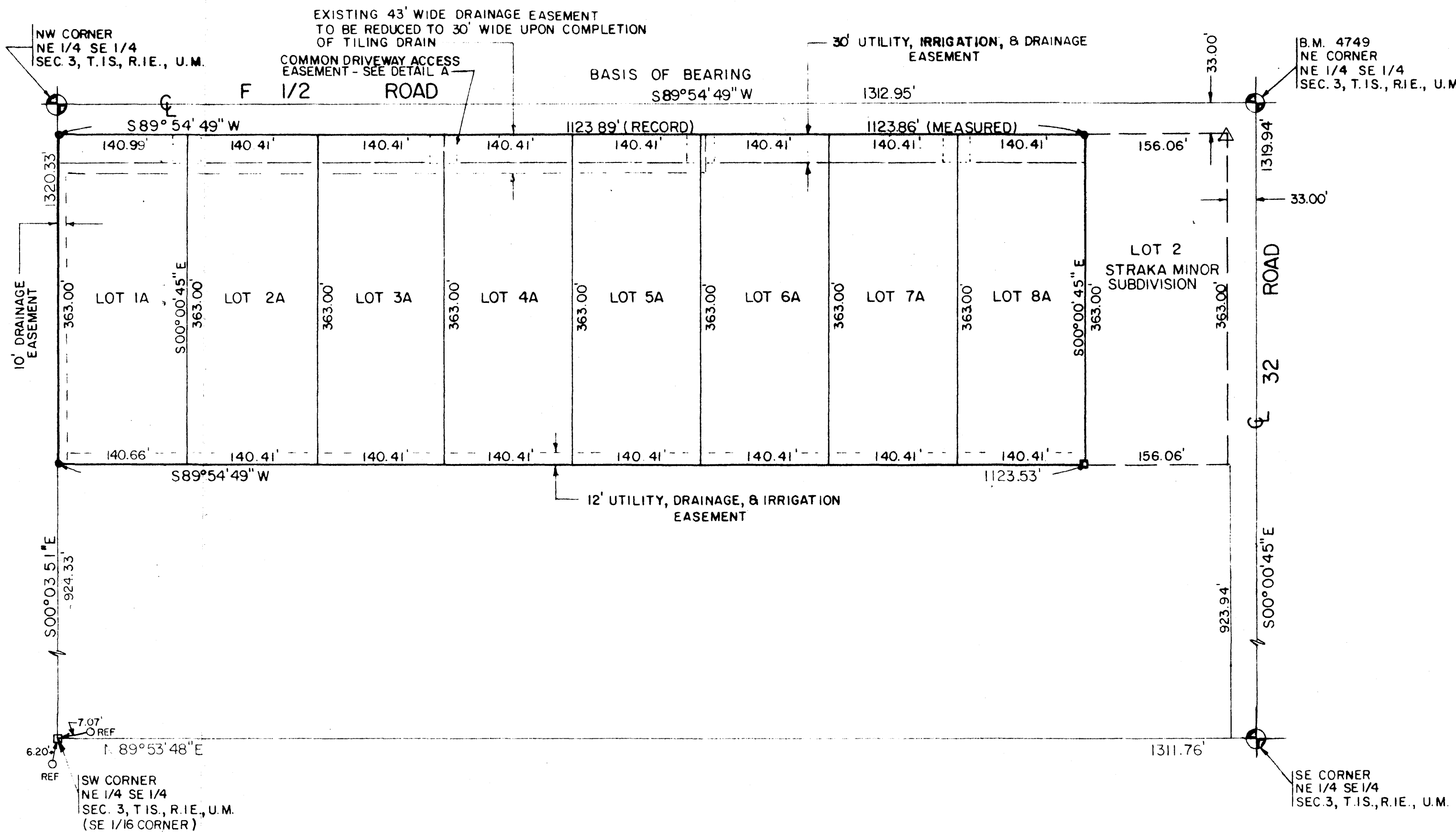
*Wayne H. Lizer*  
 Chairman

SURVEYOR'S CERTIFICATE  
 I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me in July of 1990 and from the recorded plat of Straka Minor Subdivision, Book 13, Page 422 of the records of the Mesa County Clerk and Recorder, and that this plat of STRAKA SUBDIVISION FILING NO. ONE, A REPLAT OF LOT 1, STRAKA MINOR SUBDIVISION, represents said survey.

*Wayne H. Lizer* 9/28/90  
 Wayne H. Lizer  
 Professional Land Surveyor  
 P.E., P.L.S. No. 14113

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

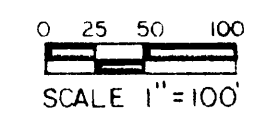
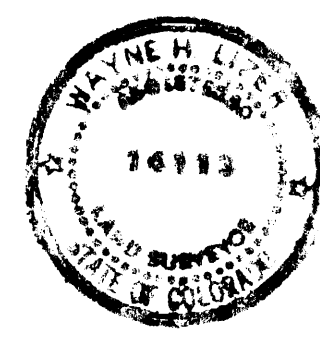
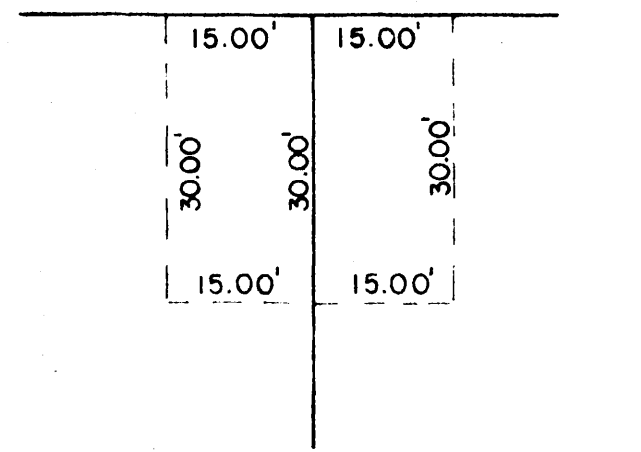
Approved: *Richard D. Miller*  
 Chairman, Utilities Coordinating Committee  
 Date: 10/10/90



LEGEND

- ⊕ MESA COUNTY BRASS CAP
- SET PIN W/CAP IN CONCRETE MARKED PE PLS 14113
- ⊙ SET PIN W/CAP MARKED PE PLS 14113
- FOUND PIN W/CAP MARKED COLLINS LS SET IN CONCRETE BY WHL.
- FOUND 5/8" REBAR
- REFERENCE MARKER SET FOR SE 1/16 CORNER
- △ SET PIN W/CAP MARKED PE PLS 14113

AREA SUMMARY  
 NUMBER OF LOTS 8  
 AREA OF LOTS 9.363 ACRES 100%



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W.H. LIZER & ASSOCIATES  
 ENGINEERING & SURVEYING  
 576 25 ROAD UNIT 8 · 241-1129  
 GRAND JUNCTION, COLORADO 81505