

# APPLETON MEADOWS MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, WILLIAM L. SHUMAN and RODNEY K. SNYDER are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book \_\_\_\_\_ at Page \_\_\_\_\_ thru \_\_\_\_\_ of the Mesa County Clerk and Recorders Office, and being situated in the S1/2 SW1/4 SW1/4 Section 27, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at a point being 33.00 feet S89°59'30"E and 76.55 feet N00°09'24"E of the SW corner of Section 27, Township 1 North, Range 1 West, Ute Meridian, and considering the South line of the S1/2 SW1/4 SW1/4 Section 27 to bear N89°59'30"W and all bearings contained herein to be relative thereto; thence N00°09'24"E 584.47 feet to the North line of the S1/2 SW1/4 SW1/4 Section 27; thence S89°58'24"E 479.48 feet along the North line of the S1/2 SW1/4 SW1/4 Section 27; thence S00°09'24"W 337.12 feet; thence N60°33'05"W 60.62 feet; thence S76°52'33"W 170.60 feet; thence S48°38'41"W 243.96 feet; thence S45°24'21"W 109.68 feet to the point of beginning, containing 4.403 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as APPLETON MEADOWS MINOR SUBDIVISION a subdivision of a part of Mesa County, State of 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 dedicates 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 11th day of October A.D., 1990.

William L. Shuman  
WILLIAM L. SHUMAN

Rodney K. Snyder  
RODNEY K. SNIDER

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 11th day of October A.D., 1990, by WILLIAM L. SHUMAN and RODNEY K. SNIDER.

1-22-92  
My commission expires:

James O Wiley  
Notary Public  
Address 353 Pitkin Gnd. Jct. Co.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 3:13 o'clock P.M. this 4th day of December A.D., 1990, and is duly recorded in Plat Book No. 13, Page 498  
\$10.00 fee Drawing J-86

Mark Clark, Mesa County Clerk by Davine Martin, Deputy  
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 day of October A.D., 1990. County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 27 day of November A.D., 1990 Board of County Commissioner's of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of APPLETON MEADOWS MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

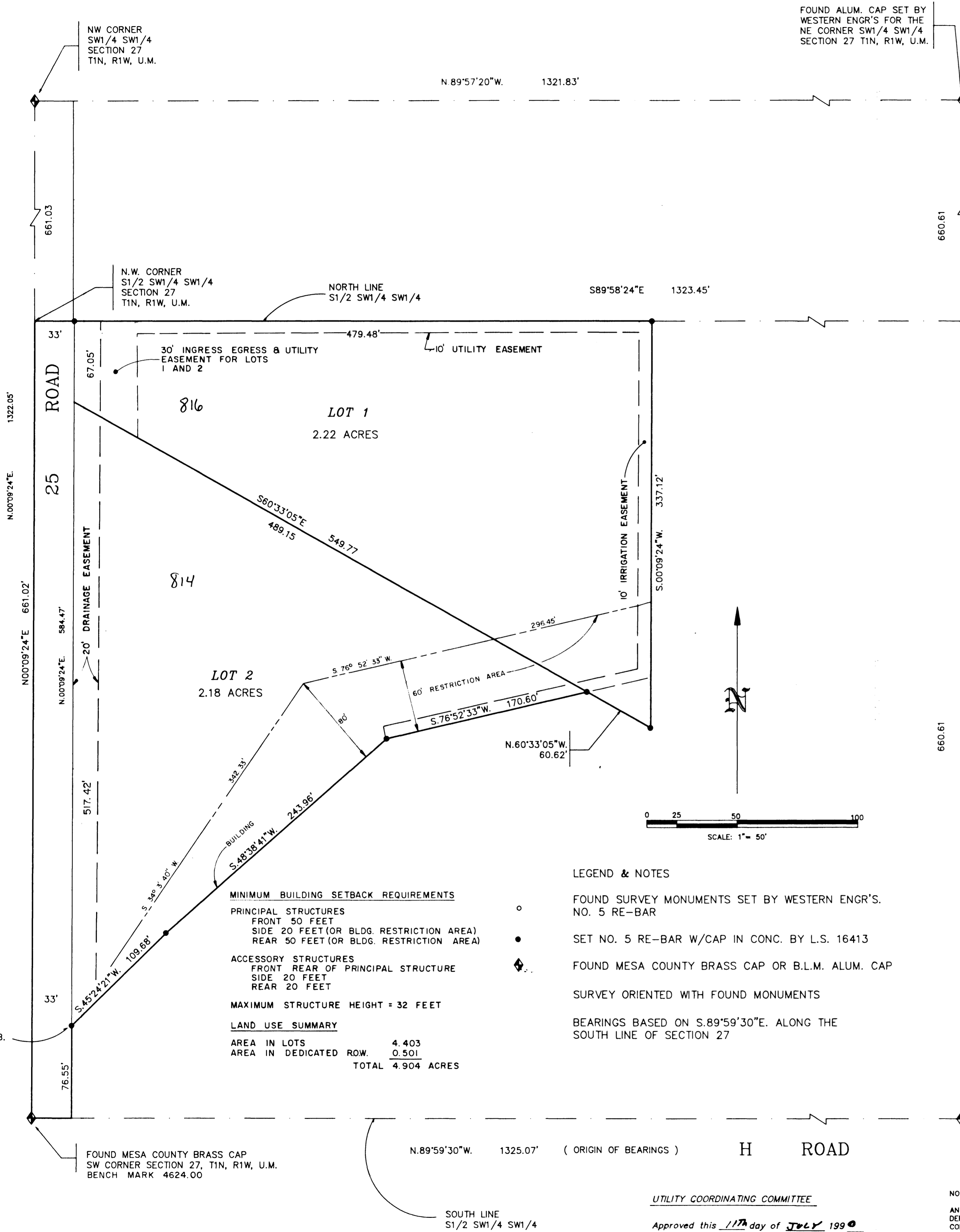
Max E. Morris  
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Registered Professional Land Surveyor L.S. 16413

11/23/90  
Date



FOUND B.L.M. ALUM. CAP  
SE CORNER SW1/4 SW1/4  
SECTION 27, T1N, R1W, U.M.

FOUND ALUM. CAP SET BY  
WESTERN ENGR'S FOR THE  
NE CORNER SW1/4 SW1/4  
SECTION 27 T1N, R1W, U.M.



NOTICE:  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.

APPLETON MEADOWS MINOR SUBDIVISION  
Located in part of S1/2 SW1/4 SW1/4 Section 27,  
T1N, R1W, U.M.