

CHRISTINA MEADOWS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in Section 9, T. 1 S., R. 1 E. of the Ute Meridian in Mesa County, Colorado and being more specifically described as follows:

Beginning at the Southwest corner of Lot 7, Block 3 of El Central Subdivision, which bears N90°00'00"E 140.23 feet and S00°00'00"W 759.00 feet from the Northwest corner of the NE 1/4 SW 1/4 of Section 9, T. 1 S., R. 1 E., Ute Meridian, Mesa County, Colorado; thence N90°00'00"E 474.70 feet; thence S00°12'51"W 658.23 feet; thence along the North Right-of-way line of the Grand Valley Canal the three following courses and distances: N75°46'59"W 71.77 feet; thence N32°30'15"W 80.35 feet; thence S06°08'50"W 323.75 feet; thence leaving said canal N00°00'00"E 651.87 feet to the point of beginning containing 6.971 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as Christina Meadows 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. The park is dedicated to the Homeowners Association.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling 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 10th day of May, A.D., 1983.

By: Ralph E. Phipps
Ralph E. Phipps
President
Ralph E. Phipps Construction, Inc.

Kathy Arcuby
Kathy Arcuby
Secretary - Treasurer
Ralph E. Phipps Construction, Inc.

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 10th day of May, 1983 by Ralph E. Phipps, President, Ralph E. Phipps Construction, Inc. and Kathy Arcuby, Secretary - Treasurer, Ralph E. Phipps Construction, Inc.

My commission expires June 5, 1985. Witness my hand and official seal. Deborah M. Dierwetter
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

1332645

I hereby certify that this instrument was filed in my office at 4:00 o'clock P. M. this 7th day of July, A.D., 1983, and is duly recorded in Plat Book No. 13, Page 190 + 191

Earl Sawyer
Clerk and Recorder

Hazel M. Huskey
Deputy

Fees: \$ 20.00
Filed - X-30

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 6th day of July, A.D., 1983. County Planning Commission of the County of Mesa.

Op. B. Young
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 7th day of July, A.D., 1983. Board of County Commissioners of the County of Mesa.

Majane Allen
Chairman

SURVEYORS CERTIFICATE

I, Wayne H. Lizer, do hereby certify that the accompanying plat of Christina Meadows Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction, from field notes made by me and said plat accurately represents said survey.

Wayne H. Lizer
Wayne H. Lizer
Registered Land Surveyor
P.E., L.S. No. 14113

C.E. Stockton May 10, 1983
Approved: Chairman, Utilities Coordinating Committee

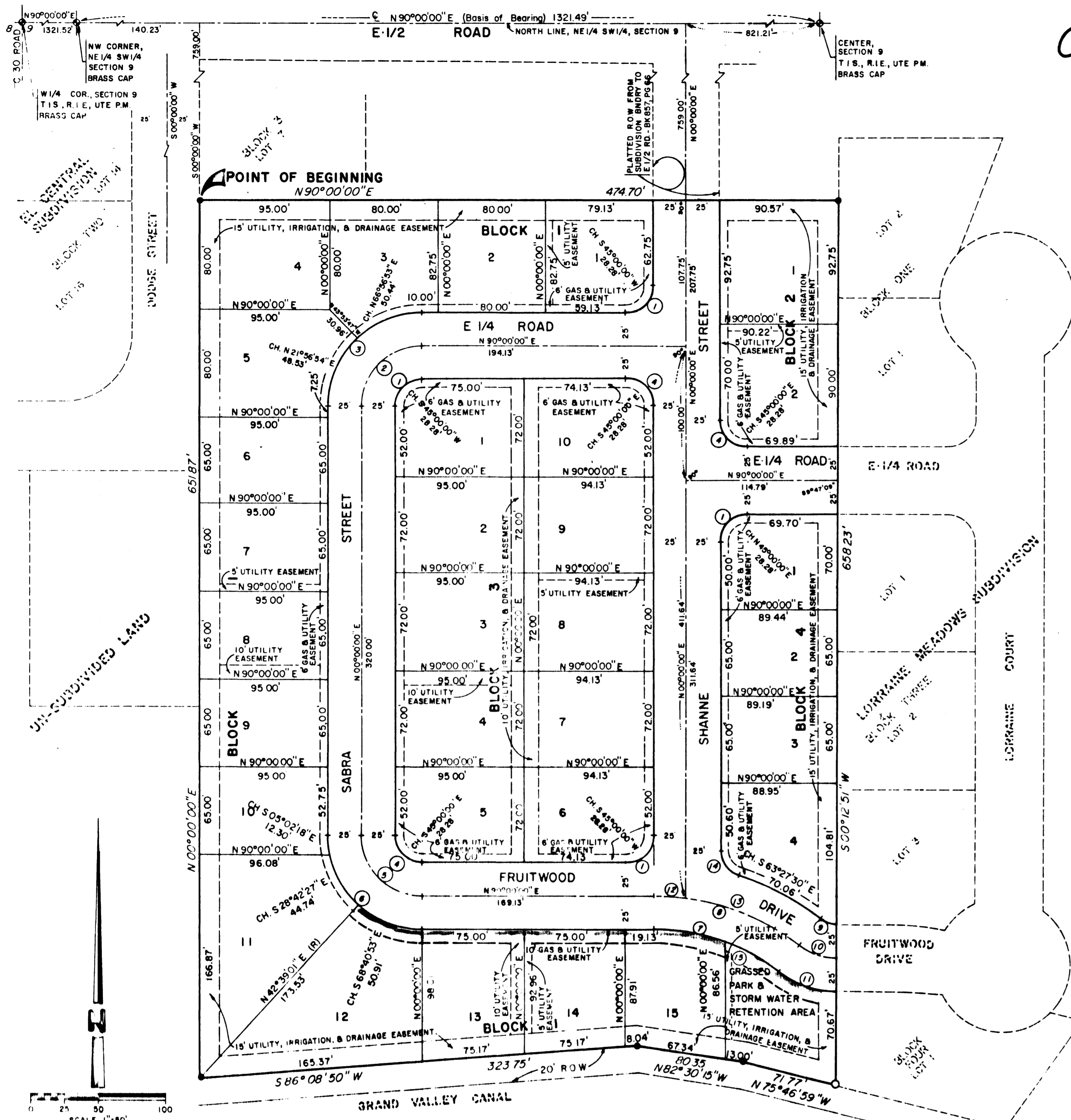
CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1.	20.00'	90°00'00"	31.41'	20.00'	S45°00'00"W 28.28'
2.	45.00'	90°00'00"	70.68'	45.00'	S45°00'00"W 63.64'
3.	70.00'	90°00'00"	109.96'	70.00'	S45°00'00"W 98.99'
4.	20.00'	90°00'00"	31.41'	20.00'	S45°00'00"E 28.28'
5.	45.00'	90°00'00"	70.68'	45.00'	S45°00'00"E 63.64'
6.	70.00'	90°00'00"	109.96'	70.00'	S45°00'00"E 98.99'
7.	166.37'	35°51'36"	104.13'	53.33'	S72°04'12"E 102.44'
8.	191.37'	35°51'36"	119.77'	61.92'	S72°04'12"E 117.83'
9.	20.00'	36°08'55"	12.62'	6.53'	S72°04'50"E 12.41'
10.	45.00'	35°51'36"	28.16'	14.56'	S72°04'12"E 27.71'
11.	70.00'	35°46'58"	43.72'	22.69'	S72°01'21"E 43.01'
12.	191.37'	7°30'19"	25.07'	12.55'	S86°14'51"E 25.05'
13.	191.37'	28°21'17"	94.70'	48.34'	S68°19'03"E 93.74'
14.	20.00'	72°46'25"	25.40'	14.74'	S36°23'13"E 23.73'
15.	166.37'	16°19'01"	47.40'	23.05'	S62°17'42"E 47.22'

FINAL PLAT
CHRISTINA MEADOWS SUBDIVISION

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

PROJECT NO. 8282-10 DATE: JAN 1983 SHEET: 1



LEGEND

- ◆ MESA COUNTY BRASS CAP
- PIN SET IN CONCRETE WITH CAP
- ┆ PIN SET AT LOT CORNER WITH CAP
- FOUND EXISTING PIN WITH CAP
- ∠ ANGLE AT STREET INTERSECTION
- (R) RADIAL LINE

AREA SUMMARY

LOTS	5.07 Acres = 72.8%
PARK	0.14 Acre = 2.0%
STREETS	1.76 Acres = 25.2%
TOTAL	6.971 Acres = 100.0%
Density:	31 UNITS/6.971 Acres = 4.4 UNITS/Acre

