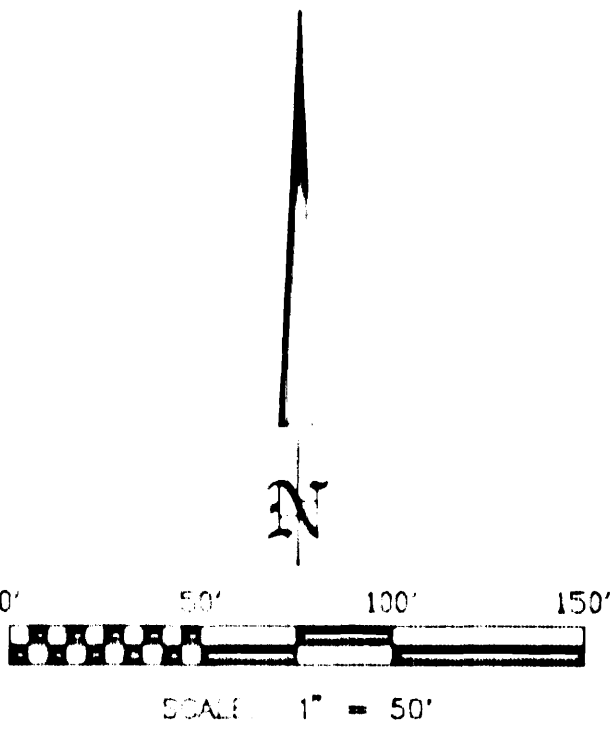
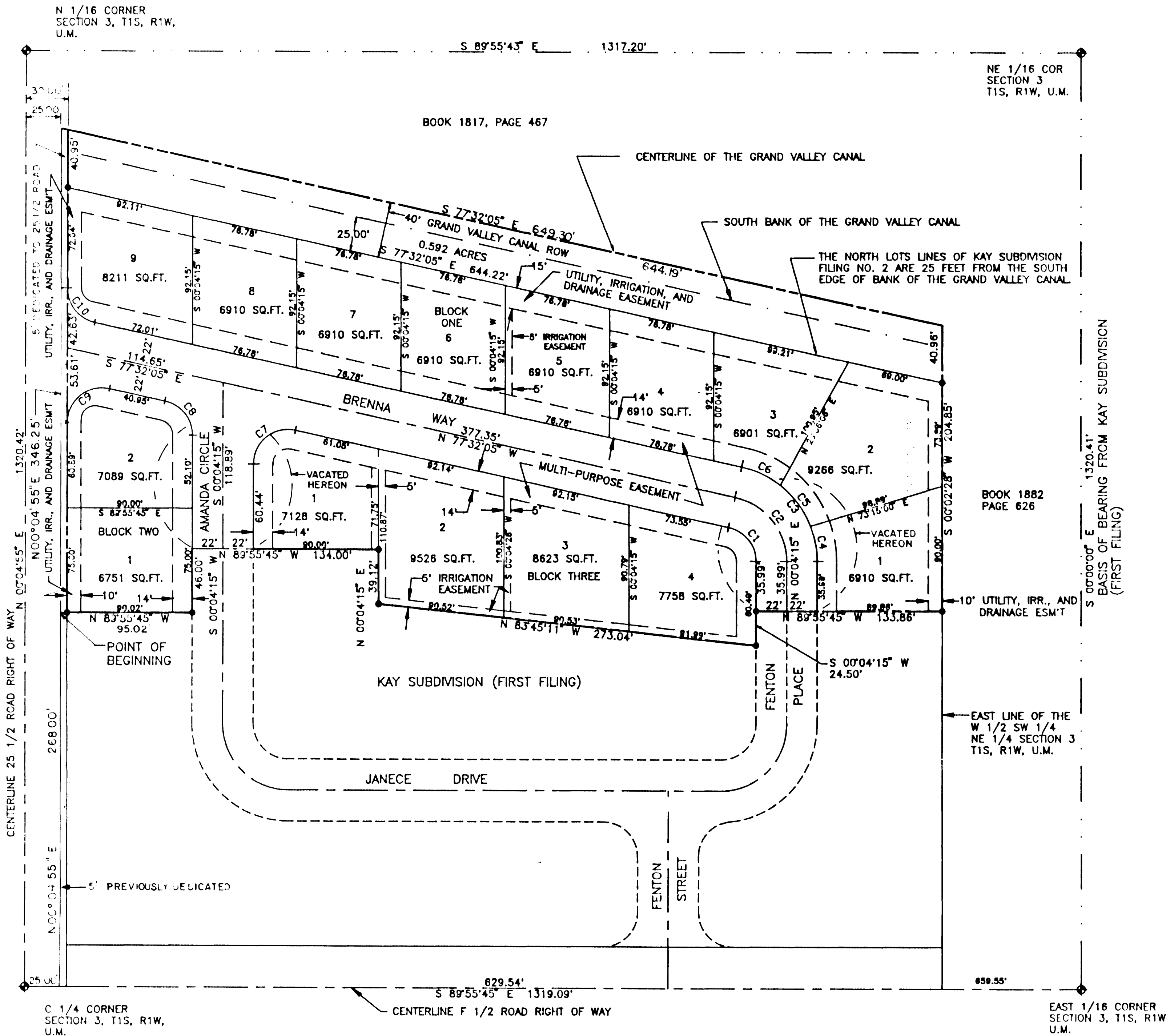


# KAY SUBDIVISION FILING NO. 2

A PART OF THE SW 1/4 NE 1/4,  
SECTION 3, T.1S. R.1W., UTE MERIDIAN



CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	33.86'	31.33'	S 38°43'55" E	77°36'20"	20.10'
C2	47.00'	63.66'	58.90'	S 38°43'55" E	77°36'20"	37.79'
C3	69.00'	93.46'	86.48'	S 38°43'55" E	77°36'20"	55.48'
C4	69.00'	26.00'	25.84'	S 10°43'20" E	21°35'11"	13.15'
C5	69.00'	36.73'	36.29'	S 36°45'49" E	30°29'46"	18.81'
C6	69.00'	30.74'	30.48'	S 64°46'23" E	25°31'23"	15.63'
C7	25.00'	44.67'	38.96'	N 51°16'05" E	102°23'40"	31.08'
C8	25.00'	33.86'	31.33'	S 38°43'55" E	77°36'20"	20.10'
C9	25.00'	44.67'	38.96'	N 51°16'25" E	102°23'00"	31.08'
C10	25.00'	33.87'	31.34'	N 38°43'35" W	77°37'00"	20.11'

LEGEND

- ◆ MESA COUNTY SURVEY MARKER
- 5/8" REBAR SET IN CONCRETE MARKED P.E., P.L.S. 14113

LAND USE SUMMARY

AREA IN LOTS	2,576 AC.	65.6%
AREA IN STREETS	0.761 AC.	19.4%
AREA IN GRAND VALLEY CANAL	0.592 AC.	15.0%
<b>TOTAL</b>	<b>3,929 AC.</b>	<b>100.0%</b>

NO. OF LOTS = 15, DENSITY = 3.82 UNITS/AC.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the West Half (W 1/2) of the Southwest Quarter (SW 1/4) Northeast Quarter (NE 1/4) of Section 3, Township 1 South Range 1 West of the Ute Meridian in Mesa County, Colorado, as recorded in Book 2017, Page 397 of the deed records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point on the East Right of Way line of 25 1/2 Road which point bears S89°55'45"E 25.00 feet and N8°04'15"E 268.00 feet from the Center Quarter of Section 3, T1S, R1W, U.M.; thence N00°04'15"E 136.25 feet along the East Right of Way line of said 25 1/2 Road to a point in the center of the Grand Valley Canal; thence following the center of the Grand Valley Canal S77°32'05"E 649.30 feet to a point on the East line of the W 1/2 SW 1/4 NE 1/4 of said Section 3; thence along the East line of the W 1/2 SW 1/4 NE 1/4 of said Section 3 S00°04'15"W 204.85 feet; thence leaving said line N89°55'45"W 133.86 feet; thence S00°04'15"W 24.50 feet; thence N83°45'11"W 273.04 feet; thence N00°04'15"E 39.12 feet; thence N89°55'45"W 134.00 feet; thence S00°04'15"W 46.00 feet; thence N89°55'45"W 95.02 feet to the point of beginning containing 3.929 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as KAY SUBDIVISION FILING NO. 2, a subdivision of a part of the County of Mesa, 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 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 Private open Space is Dedicated to the Public Utilities.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street 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 \_\_\_ day of \_\_\_\_\_ A.D., 19\_\_.

*John Davis*  
John Davis

STATE OF COLORADO }  
COUNTY OF MESA } \*\*

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ A.D., 19\_\_.

by John Davis

My commission expires \_\_\_\_\_

Witness my hand and official seal.

Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } \*\*

I hereby certify that this instrument was filed in my office at 9:17 o'clock A.M. this 13<sup>th</sup> day of March, A.D., 1995, and is duly recorded in Plat Book No. 24, Page 330, Reception No. 174829

*Barbara Todd*  
Clerk and Recorder

*Deputy*  
Deputy

Fees: \$ 11.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3<sup>rd</sup> day of March A.D., 1995 County Planning Commission of the County of Mesa.

*Chairman*  
Chairman

## BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 1<sup>st</sup> day of March A.D., 1995 Board of County Commissioners of the County of Mesa.

*Chairman*  
Chairman

## SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of KAY SUBDIVISION FILING NO. 2, a subdivision of the County of Mesa, was prepared from notes taken in the field by me during JUNE, 1993, and that this subdivision plat represents said survey.

*Wayne H. Lizer 3/1/95*  
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.

KAY SUBDIVISION FILING NO. 2  
A PART OF THE SW 1/4 NE 1/4,  
SECTION 3, T. 1S, R.1W, UTE MERIDIAN  
MESA COUNTY, COLORADO

W. H. LIZER & ASSOCIATES  
ENGINEERING CONSULTING & LAND SURVEYING  
676 25 ROAD UNIT 0 241-1120  
GRAND JUNCTION, COLORADO 81505

SCALE: 1" = 50'  
DATE: FEB. 1995  
FILE NO.: 4410  
DRAWN BY: KIL  
CHECKED BY: J