

PENNINGTON SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the Northwest Quarter of the Northeast Quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian in Mesa County, Colorado, and being more specifically described as follows:

Beginning at the Northeast Corner of the SE 1/4 NW 1/4 NE 1/4 of Section 32, T1N, R1W of the Ute P.M. in Mesa County, Colorado, which point bears S00°00'43"W 660.61 feet from the Northeast Corner of the NW 1/4 NE 1/4 of said Section 32; thence S00°00'43"W 660.61 feet along the East line of the NW 1/4 NE 1/4 and along the center of a drain ditch to the Southeast Corner of the NW 1/4 NE 1/4 of said Section 32; thence leaving said drain ditch S89°58'29"W 658.98 feet along the South line of the NW 1/4 NE 1/4 of said Section 32 to the Southwest Corner of the SE 1/4 NW 1/4 NE 1/4 of said Section 32; thence N00°01'01"E 330.00 feet along the West line of the SE 1/4 NW 1/4 NE 1/4 of said Section 32; thence leaving said line S89°58'29"E 658.96 feet; thence N00°01'18"E 60.00 feet along the West line of the NW 1/4 NE 1/4 of said Section 32; thence leaving said line N89°58'29"E 164.40 feet; thence N00°01'18"E 334.14 feet; thence N50°36'43"E 256.91 feet along the center of a drain ditch; thence leaving said drain ditch N00°01'18"E 85.00 feet; thence N89°58'00"E 293.80 feet; thence S00°01'01"W 310.56 feet; thence N89°58'14"E 661.12 feet along the North line of the S 1/2 NW 1/4 NE 1/4 of said Section 32 to the point of beginning containing 16.723 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as Pennington 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 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 21 day of July, A.D., 1986.

Richard M. Pennington
Richard M. Pennington

Norma D. Pennington
Norma D. Pennington

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 21 day of July, 1986 by Richard M. Pennington and Norma D. Pennington.

My commission expires March 22, 1990

Witness my hand and official seal.

Lynne A. Westzel
Notary Public
53 1/2 Sunnyside Dr.
Grand Junction, CO 81504



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 3:54 o'clock P.M. this 28th day of April, A.D., 1987, and is duly recorded in Plat Book No. 13, Page 363. Reception No. 1453341.

Earl Sawyer
Clerk and Recorder

Laura Mow
Deputy

Fees: \$ 10.00

FILED 4-62

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18 day of ~~SEPTEN~~ SEPTEMBER A.D., 1986. County Planning Commission of the County of Mesa.

Tail T. Miller
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 9 day of September A.D., 1986. Board of County Commissioners of the County of Mesa.

Renee Pond
Chairman

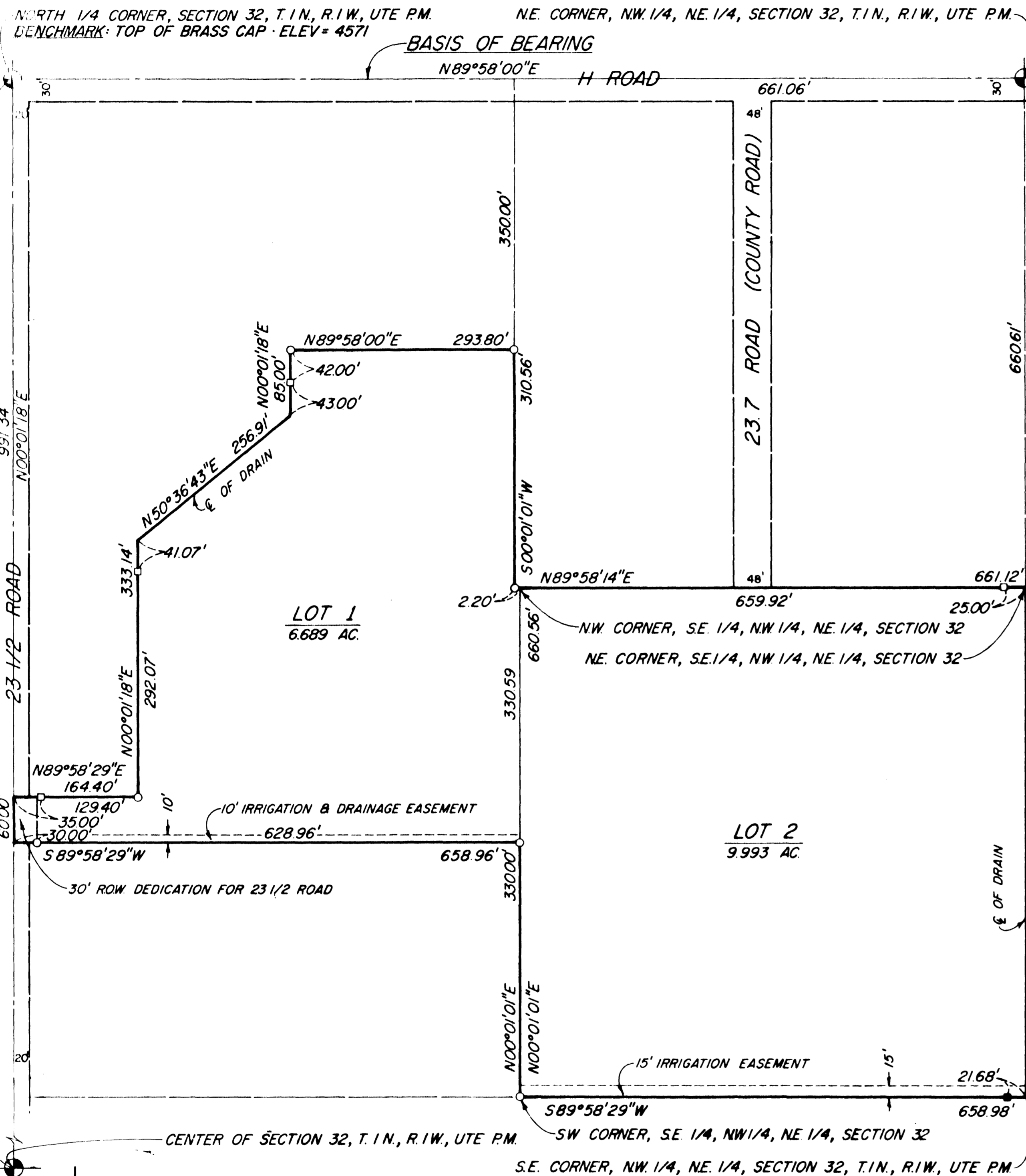
SURVEYOR'S CERTIFICATE

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 May and June of 1986, and that this plat of Pennington Subdivision accurately represents said survey to the best of my knowledge and belief.

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

Charles E. Scaplan
Approved: Chairman, Utilities Coordinating Committee

Date: July 21, 1986

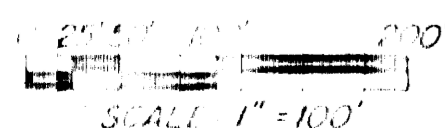


LEGEND

- MESA COUNTY BRASS CAP
- SET PIN IN CONCRETE WITH CAP PELS 14113
- └ SET LOT CORNER PIN WITH CAP PELS 14113
- SET WITNESS CORNER IN CONCRETE, PIN WITH CAP PELS 14113
- FOUND WITNESS CORNER, ARMSTRONG-MARSHALL PIN WITH CAP 11645 SET IN CONCRETE BY W.H. LIZER & ASSOCIATES

AREA SUMMARY

AREA IN LOTS	16.682 AC	99.8 %
AREA IN STREETS	0.041 AC	0.2 %
TOTAL AREA	16.723 AC	100 %



PENNINGTON SUBDIVISION

W.H. LIZER & ASSOCIATES

ENGINEERING & SURVEYING
576 25 ROAD UNIT 8 241-1129
GRAND JUNCTION COLORADO 81505