

# CANYON CREEK SUBDIVISION - FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned D.J. Land Company, Inc., is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 NE 1/4 Section 16, T.11 S., R.10E W. of the 6th P.M. and a part of the SW 1/4 SW 1/4 Section 35, T.11 S., R.2E W. of the 6th P.M. Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NE Corner of said Section 16; Thence S 00° 12' 26" W along the east line of the NE 1/4 of said Section 16 a distance of 360.00 feet; Thence S 56° 05' 30" W 320.43 feet; Thence N 22° 54' 20" W 393.44 feet; Thence S 45° 20' 30" W 358.74 feet; Thence S 5° 35' 30" W 50.00 feet; Thence S 33° 54' 30" E 353.56 feet; Thence along the arc of a curve to the right whose radius is 150.00 feet and whose long chord bears S 21° 46' 55" E 63.02 feet; Thence S 09° 39' 20" E 222.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 25° 38' 10" W 57.77 feet; Thence S 60° 55' 40" W 147.80 feet; Thence along the arc of a curve to the left whose radius is 150.00 feet and whose long chord bears S 43° 41' 05" W 88.94 feet; Thence S 26° 26' 30" W 70.12 feet; Thence along the arc of a curve to the left whose radius is 121.35 feet and whose long chord bears S 08° 44' 08" E 139.32 feet; Thence S 43° 54' 45" E 85.10 feet; Thence along the arc of a curve to the right whose radius is 111.44 feet and whose long chord bears S 04° 24' 30" E 141.78 feet; Thence S 35° 05' 45" W 161.44 feet; Thence along the arc of a curve to the left whose radius is 235.00 feet and whose long chord bears S 17° 50' 00" W 139.47 feet; Thence N 00° 34' 15" E 829.43 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 16; Thence S 22° 52' 50" W along said south line of the NE 1/4 NE 1/4 of Section 16 a distance of 510.00 feet to the SW Corner of said NE 1/4 NE 1/4 of Section 16; Thence N 00° 34' 03" E along the west line of the NE 1/4 NE 1/4 of said Section 16 a distance of 1045.53 feet; Thence N 75° 54' 08" E 569.04 feet; Thence N 66° 07' 52" E 226.39 feet; Thence N 53° 14' 10" E 135.02 feet; Thence N 17° 20' 21" E 170.50 feet; Thence N 59° 14' 23" E 452.58 feet to a point on the east line of the SW 1/4 SW 1/4 of said Section 35; Thence S 00° 10' 42" W along said east line of the SW 1/4 SW 1/4 of Section 35 a distance of 648.81 feet to the SE Corner of the SW 1/4 SW 1/4 of said Section 35; Thence N 00° 56' 52" W 1.43 feet to the point of beginning, containing 21.007 acres.

That said owner has caused the said real property to be laid out and surveyed as Canyon Creek Subdivision Filing No. Two, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 to the Public Utilities those portions of said real property which are labeled as utility and irrigation 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 of 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner, D.J. Land Company, Inc., James R. Erickson, President and Sandra R. Erickson, Secretary, has caused its name to be hereunto subscribed this 11th day of December, A.D., 1979.

James R. Erickson  
James R. Erickson, President  
D.J. Land Company, Inc.

Sandra R. Erickson  
Sandra R. Erickson, Secretary  
D.J. Land Company, Inc.

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 11th day of December, A.D., 1979 by James R. Erickson, President and Sandra R. Erickson, Secretary of D.J. Land Company, Inc.

My Commission Expires: January 1, 1980  
Witness My Hand and Official Seal.

W. Allen Murphy  
Notary Public

CLERK AND RECORDER CERTIFICATE

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 6 day of August, A.D., 1980, and is duly recorded in Plat Book No. 12, Page 289-290 Ac # 1230609

Earl Sawyer  
Clerk and Recorder

\_\_\_\_\_  
Deputy

Fees \$ 22.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7 day of Feb, A.D., 1980.  
County Planning Commission of the County of Mesa, Colorado.

H.C. Jellott  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_.  
Board of County Commissioners of the County of Mesa, Colorado.

Paul Easton  
Chairman

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_ by the Board of County Commissioners, County of Mesa, Colorado.

\_\_\_\_\_  
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Canyon Creek Subdivision, Filing No. Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

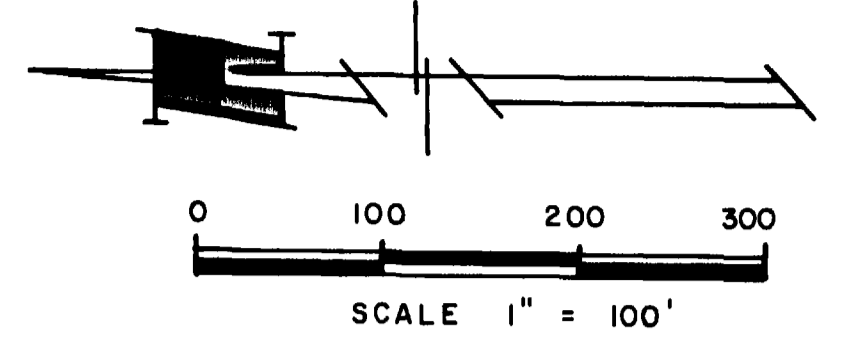
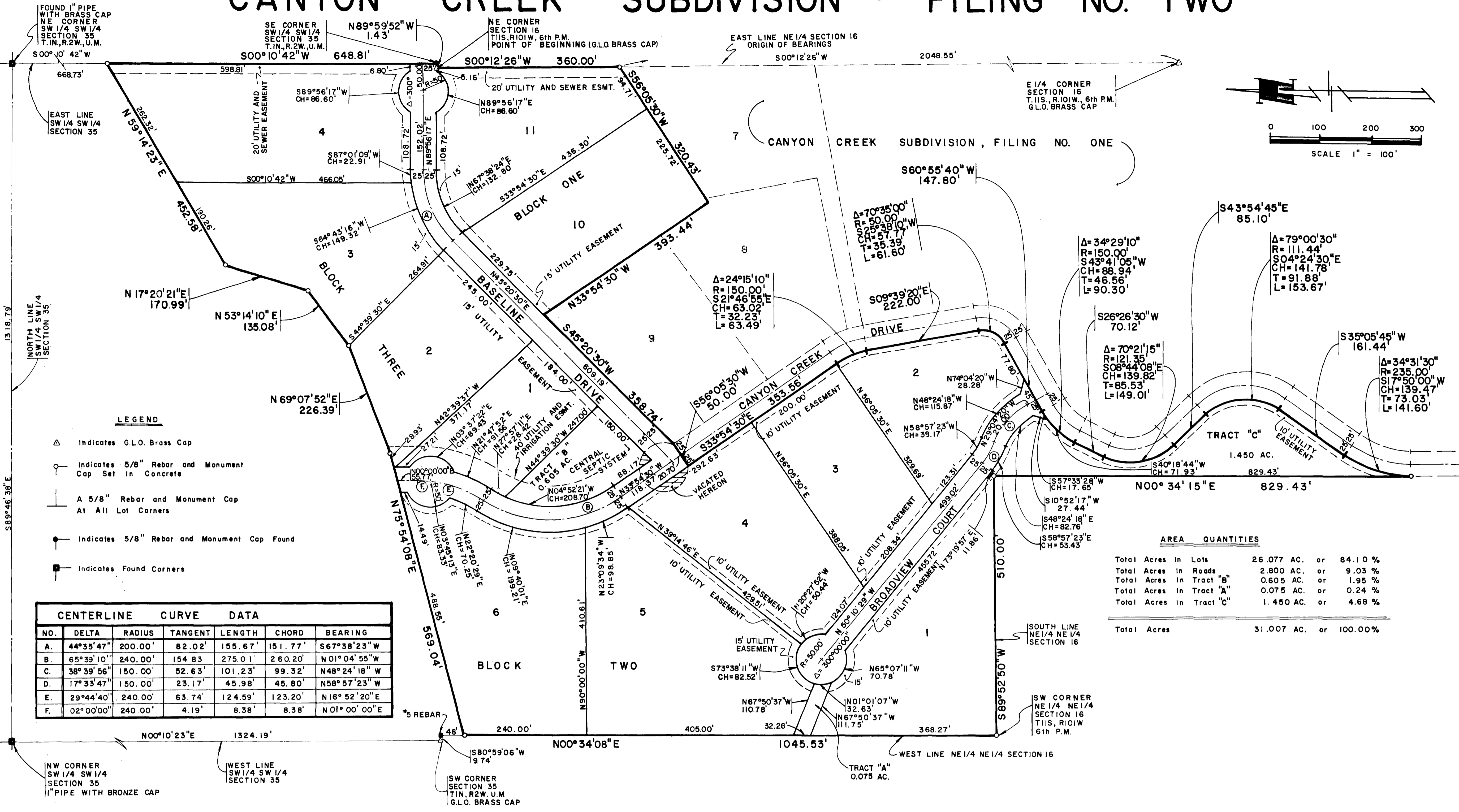
James T. Patty Jr. 2/28/80  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: Robert J. Lawrence  
Mesa County Road Department

Date APRIL 24, 1980



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### LEGEND

- △ Indicates G.L.O. Brass Cap
- Indicates 5/8" Rebar and Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar and Monument Cap At All Lot Corners
- Indicates 5/8" Rebar and Monument Cap Found
- Indicates Found Corners

CENTERLINE CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A.	44°35'47"	200.00'	82.02'	155.67'	151.77'	S67°38'23"W
B.	65°39'10"	240.00'	154.83'	275.01'	260.20'	N01°04'55"W
C.	38°39'56"	150.00'	52.63'	101.23'	99.32'	N48°24'18"W
D.	17°33'47"	150.00'	23.17'	45.98'	45.80'	N58°57'23"W
E.	29°44'40"	240.00'	63.74'	124.59'	123.20'	N16°52'20"E
F.	02°00'00"	240.00'	4.19'	8.38'	8.38'	N01°00'00"E

AREA QUANTITIES			
Total Acres In Lots	26.077 AC.	or	84.10 %
Total Acres In Roads	2.800 AC.	or	9.03 %
Total Acres In Tract "B"	0.605 AC.	or	1.95 %
Total Acres In Tract "A"	0.075 AC.	or	0.24 %
Total Acres In Tract "C"	1.450 AC.	or	4.68 %
<b>Total Acres</b>	<b>31.007 AC.</b>	<b>or</b>	<b>100.00 %</b>

