

# NORTHFIELD WEST MINOR SUBDIVISION

## DEDICATION

Know all men by these presents: That the undersigned, Robert J. and Elisabeth A. Elliott, and Edward A. and Theresa Joan Armstrong are the owners of that real property situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado as recorded in the Mesa County Clerk and Records records in Book 889 Page 44, and Book 1143 Page 797 Described as follows:

Commencing at the center one quarter corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian whence the center North one sixteenth corner of said Section 2 bears N 0°00' E, thence S 89°50' W 657.99 feet, thence N 0°01' W 78.05 feet to the Point of Beginning; thence N 0°01' W 441.95 feet, thence N 90°00' E 198.50 feet, thence N 0°00' W 5.26 feet, thence 311.80 along a curve to the left with a central angle of 90° and a radius of 198.5 feet, the chord bears N 45°00' W 280.72 feet, thence S 90°00' W 338.5 feet to the easterly line of the Grand Valley Canal, thence along the said canal line the following seven courses: S 36°57' E 111.41 feet, S 30°37' E 134.68 feet, S 2°53' E 63.48 feet, S 16°12' W 153.50 feet, S 3°47' E 48.40 feet, S 44°23' E 105.50 feet, S 58°19' E 202.33 feet to the Point of Beginning. Contains 3.90 acres

That said owners have caused the said property to be laid out and surveyed as NORTHFIELD WEST MINOR SUBDIVISION.

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 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 the 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.

In witness whereof said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1995

\_\_\_\_\_  
Robert J. Elliott  
\_\_\_\_\_  
Elisabeth A. Elliott  
\_\_\_\_\_  
Edward A. Armstrong  
\_\_\_\_\_  
Theresa Joan Armstrong

STATE OF COLORADO  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1995.

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

\_\_\_\_\_  
Notary Public

### LEGEND

- FOUND MESA COUNTY SURVEY MONUMENT
- FOUND NO. 5 REBAR
- SET NO. 5 REBAR W/ALUM. CAP LS10097
- SET IN CONCRETE

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1995 and is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Drawer B853 Reception # 1731817

\_\_\_\_\_  
Clerk and Recorder  
\_\_\_\_\_  
Deputy

#10<sup>10</sup> SC  
Fees

## COUNTY PLANNING COMMISSION

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1995, County Planning Commission of the County of Mesa, State of Colorado.

\_\_\_\_\_  
Chairperson

## BOARD OF COUNTY COMMISSIONERS

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1995, Board of County Commissioners of the County of Mesa, State of Colorado.

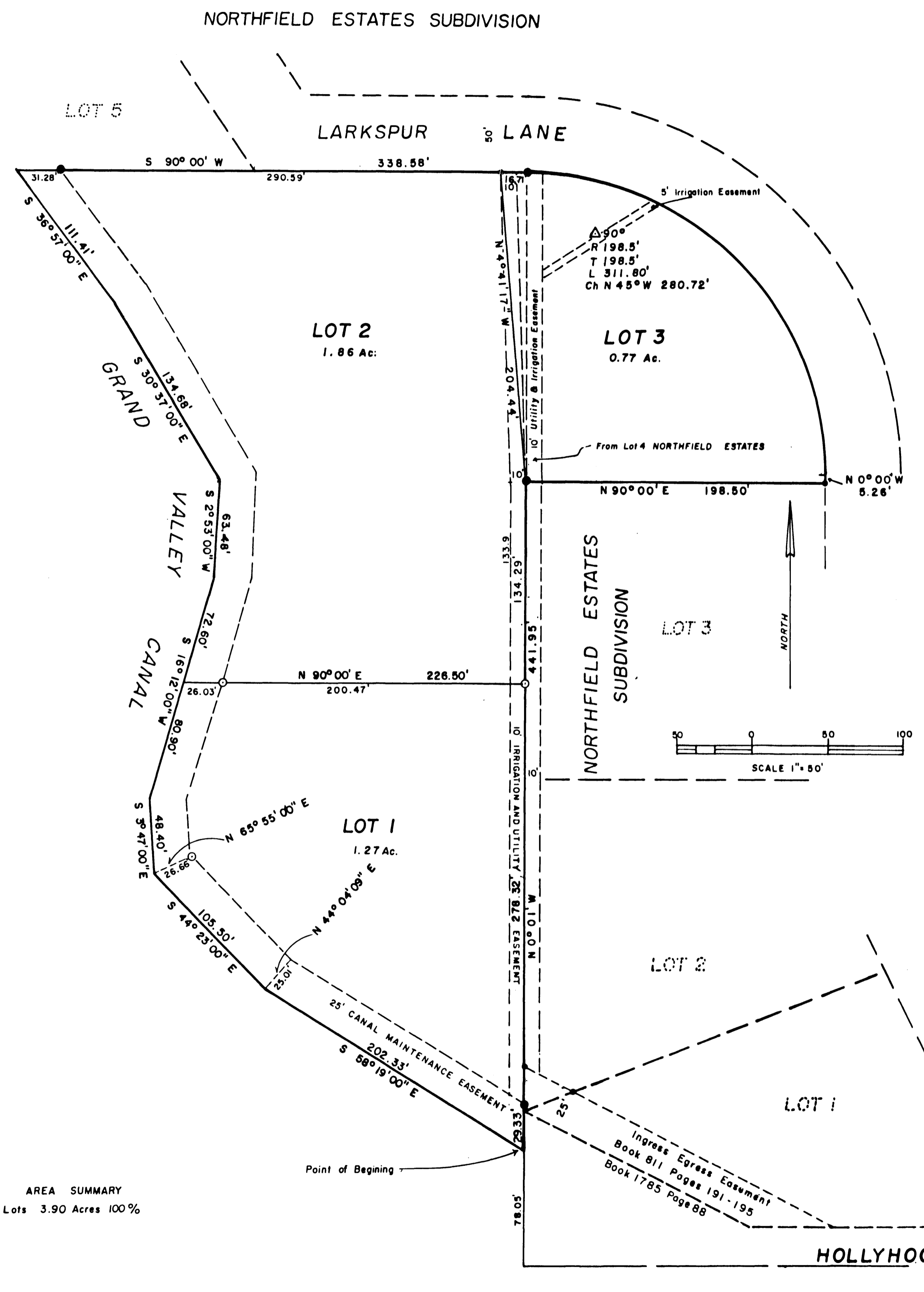
\_\_\_\_\_  
Chairperson

## SURVEYORS CERTIFICATE

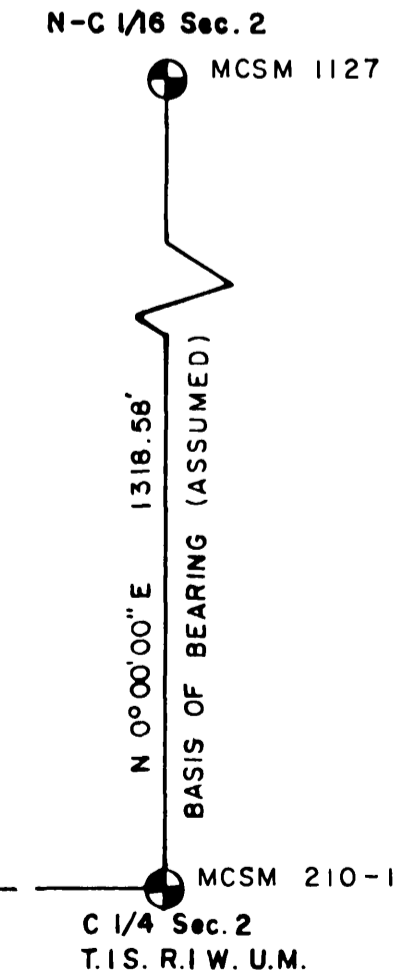
I, Merritt P. Dismant do hereby certify that the accompanying plat of the NORTHFIELD WEST MINOR SUBDIVISION has been prepared under my direct supervision and responsibility and accurately represents a field survey of same.

\_\_\_\_\_  
Merritt P. Dismant

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1995



AREA SUMMARY  
Lots 3.90 Acres 100%



**NORTHFIELD WEST  
MINOR SUBDIVISION**

SE 1/4 NW 1/4 SECTION 2  
T.1.S., R.I.W. UTE MER.