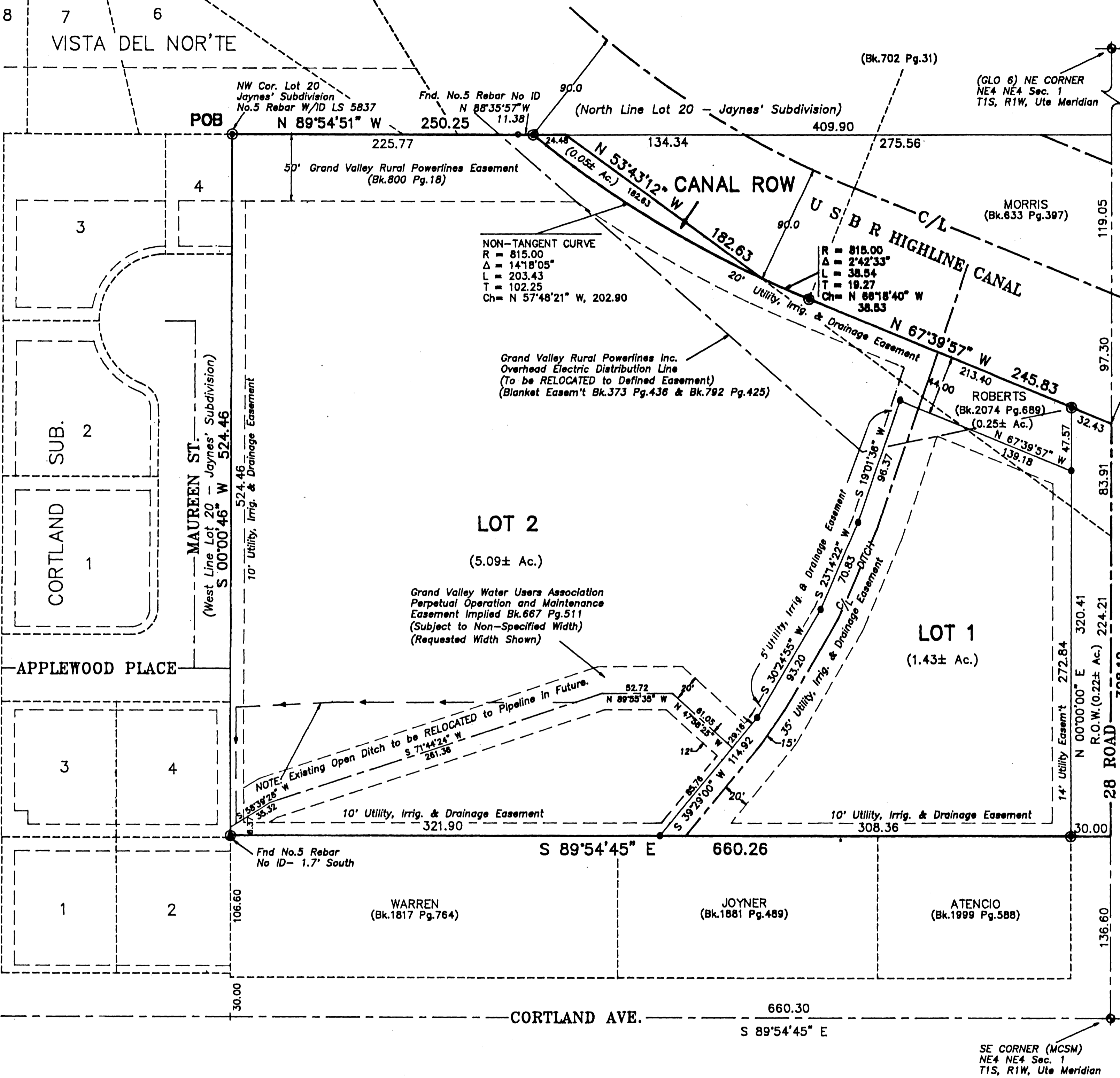


E. PIAZZA CT.

# REA MINOR SUBDIVISION

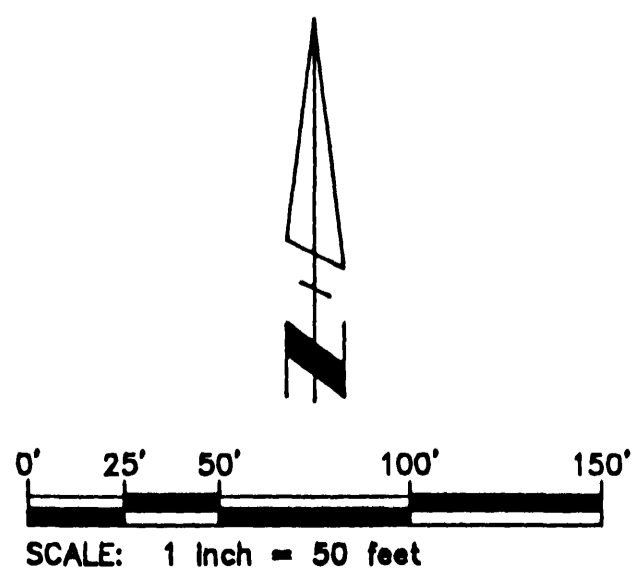
## A Replat of Part of Lot 20 of JAYNES SUBDIVISION, T1S, R1W, Ute Meridian Mesa County, Colorado



**AREA SUMMARY**

|       |          |         |
|-------|----------|---------|
| LOTS  | 6.52 Ac. | 96.0 %  |
| CANAL | 0.05 Ac. | 0.8 %   |
| ROADS | 0.22 Ac. | 3.2 %   |
| TOTAL | 6.79 Ac. | 100.0 % |

- LEGEND**
- ◆ FOUND SECTION CONTROL MONUMENT, AS NOTED
  - FOUND NO.5 REBAR W/ I.D. "AS NOTED"
  - SET NO.5 REBAR W/ ALUM. I.D. CAP "M.A.P., INC.-LS 11980"
  - ◆ SET NO.6 REBAR W/ ALUM. I.D. CAP "M.A.P., INC.-LS 11980"
  - MONUMENT SET IN CONCRETE
  - ┆ CALCULATED POSITION



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Charles F. Roberts and Rea F. Roberts are the owners of that real property being Part of Lot 20 of Jaynes' Subdivision which is situated in the NE¼ NE¼ of Section 1, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado. Ownership is witnessed by instrument recorded in Book 667 at Page 511 and Book 2074 at Pages 688 and 690. That portion of real property being part of this dedication is described as follows:

Beginning at the Northwest corner of Lot 20 of JAYNES' SUBDIVISION, thence S 00°00'46" W along the West line of said Lot 20 a distance of 524.46 feet;  
thence S 89°54'45" E, a distance of 660.26 feet to the East line of said Lot 20;  
thence N 00°00'00" E along the East line of said Lot 20, a distance of 308.12 feet to the South R.O.W. of the Government Canal;  
thence N 87°39'57" W along said Canal R.O.W. 245.83 feet to a point of curvature to the right;  
thence Northwestly 38.54 feet along the arc of said 815.00 foot radius curve, the chord of which bears N 86°18'40" W, a distance of 38.53 feet to a point of intersection with the previous Canal boundary defined by instrument recorded in Book 667 at Page 511.  
thence N 53°43'12" W, a distance of 182.63 feet along said previous Canal boundary to the North line of said Lot 20;  
thence N 89°54'51" W, a distance of 250.25 feet to the point of beginning.

The above parcel, as described, contains 6.79 acres, more or less.

Subject to rights-of-way for irrigation ditches.

That said owners have caused the said real property to be laid out and surveyed as: REA MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate to the Public Utilities and Grand Valley Water Users Association those portions of real property being used for perpetual easements needed for the installation and maintenance of utilities, including but not limited to irrigation, drainage, water, sewer, gas, electric and telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for the maintenance, installation and replacement of such utilities and irrigation ditches. Such easements and rights-of-way shall be utilized in a reasonable and prudent manner to allow for further improvement of land use.

That all expense for road or driveway improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 22 day of July, A.D., 1994.

*Charles F. Roberts* Charles F. Roberts  
*Rea F. Roberts* Rea F. Roberts

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 22 day of July, A.D., 1994.

Witness my hand and official seal: *[Signature]*  
Notary Public

My commission expires: 12-20-1997

**CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed for record in my office at 10:53 o'clock A. M. on this 27 day of July, A.D. 1994 and was recorded as reception number 169012 in Plat Book 14 on Page 352. DRAWER AR112 FEE: 40

*[Signature]* Mesa County Clerk and Recorder  
*[Signature]* Deputy

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 7<sup>th</sup> day of July, A.D., 1994  
Board of County Commissioners of the County of Mesa, Colorado.  
*[Signature]* Chairman

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 7<sup>th</sup> day of July, A.D., 1994.  
County Planning Commission of the County of Mesa, Colorado.  
*[Signature]* Chairman

**UTILITIES COORDINATING COMMITTEE**

*[Signature]* Chairman July 26, 1994 Date

**SURVEYOR'S CERTIFICATE**

I, Millard Walter Eldridge, do hereby certify that the survey as represented by this plat was done by me, or under my direct supervision, responsibility, and checking, and that the survey and plat are correct to the best of my knowledge and belief.

*[Signature]*  
MILLARD WALTER ELDRIDGE  
11980  
PROFESSIONAL LAND SURVEYOR

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 certification shown hereon.

July 22, 1994  
Date of Certification

NE4NE4 Sec.1, T1S, R1W, UTE M.

**REA MINOR SUBDIVISION**  
A Replat of Part of Lot 20, JAYNES SUB.

DATE: June 01, 1994 SCALE: 1" = 50'

**M.A.P., INC.**  
MAPPING - PLANNING - SURVEYING

P.O. BOX 290, MESA, COLORADO 81643  
(303)268-5851