

# A REPLAT OF LOTS 1, 2, 7 AND PARTS OF LOTS 3 & 6 ARROW WOOD SUBDIVISION (FORMERLY PIN SUBDIVISION)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED CONSTRUCTORS WEST INC., A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ARROW WOOD SUBDIVISION (FORMERLY PIN SUBDIVISION), MESA COUNTY, COLORADO; THENCE N 28° 20' 00" E 305.83 FT. TO THE NORTHWEST CORNER OF SAID ARROW WOOD SUBDIVISION; THENCE S 84° 18' 00" E 242.66 FT.; THENCE S 10° 02' 01" E 71.47 FT.; THENCE S 38° 16' 55" W 84.50 FT.; THENCE S 38° 16' 55" W 15.50 FT.; THENCE S 09° 00' 59" W 129.43 FT.; THENCE N 84° 18' 00" W 318.39 FT. TO THE POINT OF BEGINNING.

THAT SAID OWNER HAS CAUSED THE REAL SAID PROPERTY TO BE LAID OUT AND SURVEYED AS A REPLAT OF LOTS 1, 2, 7 AND PARTS OF LOTS 3 & 6 ARROW WOOD SUBDIVISION (FORMERLY PIN SUBDIVISION) A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ROADS AND PEDESTRIAN RIGHT-OF-WAY 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, 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 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 HAS CAUSED THESE NAMES TO BE HEREUNTO SUBSCRIBED THIS 12<sup>th</sup> DAY OF December, A.D., 1983.

CONSTRUCTORS WEST INC.

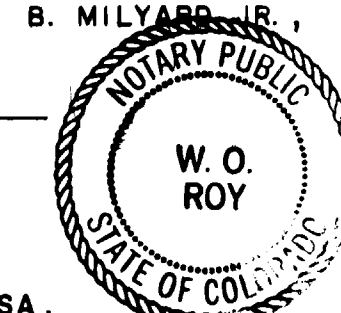
*Kenneth B. Milyard Jr.*  
KENNETH B. MILYARD JR., PRESIDENT

*Florence W. Milyard, Sec.*  
FLORENCE W. MILYARD, SECRETARY

STATE OF COLORADO )  
COUNTY OF MESA ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF Dec., A.D., 1983 BY KENNETH B. MILYARD JR., PRESIDENT AND FLORENCE W. MILYARD, SECRETARY OF CONSTRUCTORS WEST INC.

MY COMMISSION EXPIRES 8-14-86. WITNESS MY HAND AND OFFICIAL SEAL. W. O. Roy  
NOTARY PUBLIC



### COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 9<sup>th</sup> DAY OF June, A.D., 1983. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, STATE OF COLORADO.

*A. B. Young*  
CHAIRMAN

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 24<sup>th</sup> DAY OF May, A.D., 1983. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, STATE OF COLORADO.

*Margie Albens*  
CHAIRMAN

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:24 PM THIS 5 DAY OF March, A.D., 1983 AND IS DULY RECORDED IN PLAT BOOK 13 AT PAGE 247. Filed 3-6-83

*Earl Sawyer*  
CLERK AND RECORDER

*Bonnie Johnson*  
DEPUTY

10.00  
FEES

### UTILITIES COORDINATING COMMITTEE CERTIFICATE

APPROVED THIS 10<sup>th</sup> DAY OF May, A.D., 1983

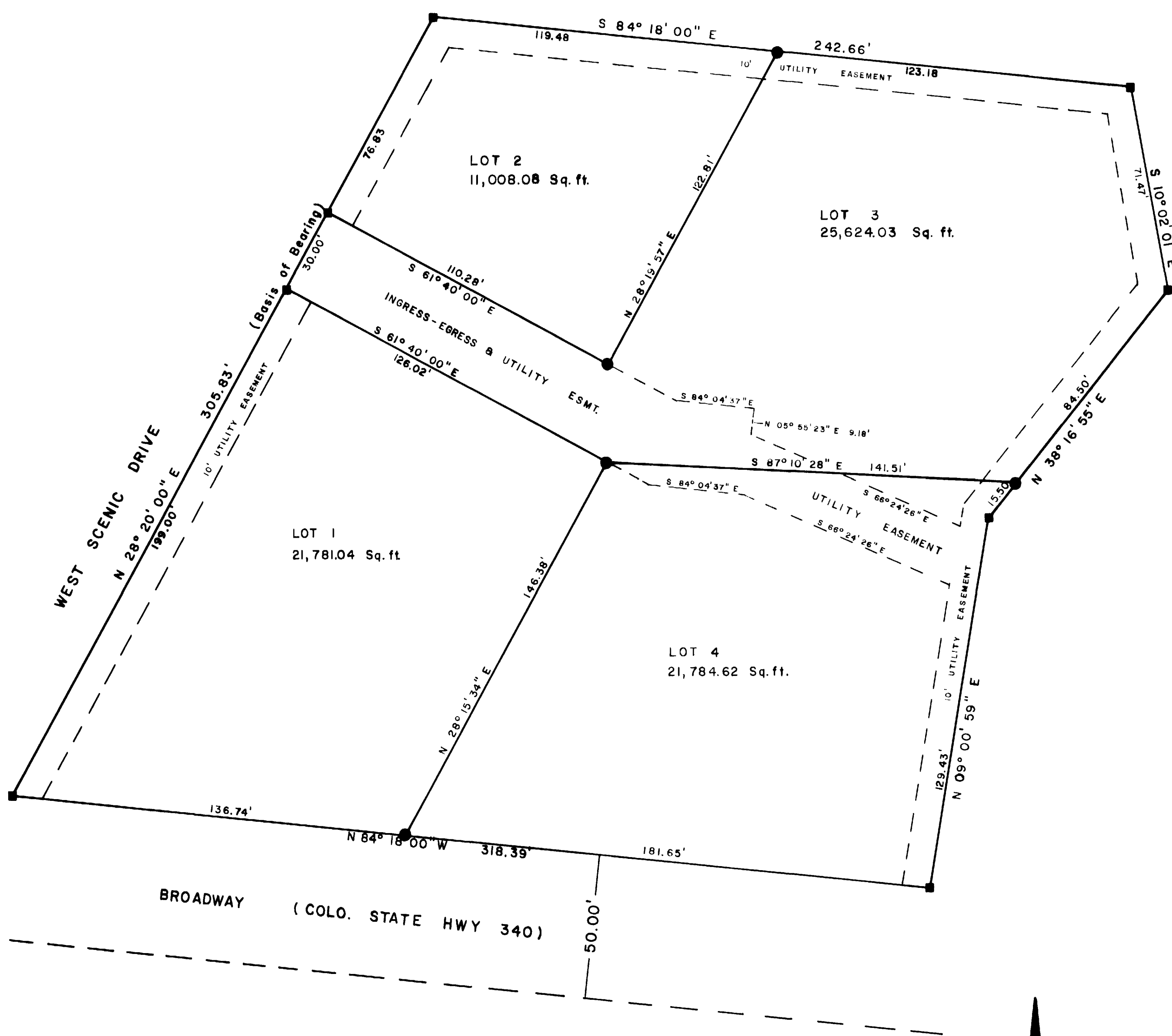
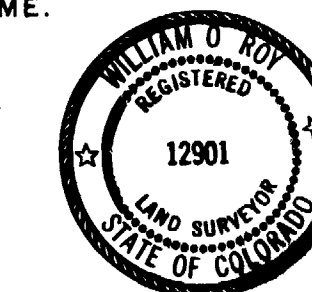
*C. E. Hackett*  
CHAIRMAN

### SURVEYORS CERTIFICATE

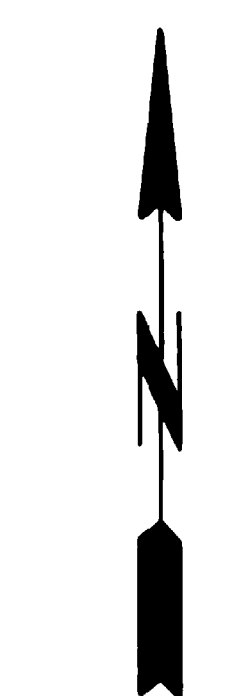
I WILLIAM O. ROY, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF A REPLAT OF LOTS 1, 2, 7 AND PARTS OF LOTS 3 & 6 ARROW WOOD SUBDIVISION (FORMERLY PIN SUBDIVISION) A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

*William O. Roy*  
WILLIAM O. ROY, COLORADO L.S. 12901

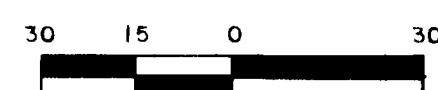
DATE: APRIL 15, 1983



- - FOUND NO. 5 REBAR W/CAP IN CONCRETE
  - - SET NO. 5 REBAR W/CAP MARKED L.S. 12901
- TOTAL AREA = 1.84 Acres  
AREA IN LOTS = 1.84 Acres



SCALE: 1" = 30'



A REPLAT OF LOTS 1, 2, 7 AND PARTS OF LOTS 3 & 6 ARROW WOOD SUBDIVISION (FORMERLY PIN SUBDIVISION)

CENTURY SURVEYING  
P.O. Box 356  
Grand Jct., CO  
(303) 241-2667