

RIATA RANCH MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned are the owners of that real property situated in the NW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado as recorded in the Mesa County Clerk and Recorders records in Book 2028 Pg 61,

A parcel of land in Lots 11 and 12 of the Wm. B. McGee's Subdivision of Section 34, T.1N., R.1W. Ute Meridian described as follows, Commencing at the NW1/16 corner on the west line of said Section 34 whence the W1/4 corner of Section 34 bears S0°00'00"W 1317.38'; thence S 89°48'39"E 30.00' to the point of beginning, thence S 89°48'39"E 1278.51' thence S 0°04'35"W 328.58' thence N 89°50'43"W thence N 0°00'00"E 329.24' to the point of beginning.

That said owners have caused the said property to be laid out and surveyed as RIATA RANCH 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 dedicates 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 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 14 day of September A.D., 1994

Cody Carver
Cody Carver
Amy E. Shea
Amy E. Shea



STATE OF COLORADO
COUNTY OF MESA S.S.

The foregoing instrument was acknowledged before me this 1st day of September A.D., 1994

My Commission expires: 12-20-97
Kirk R. Pittman
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA S.S.

I hereby certify that this instrument was filed in my office at 11:19 o'clock A.M. this 15th day of November A.D., 1994 and is duly recorded in Plat Book No. 14, Page 295
Monika Todd Shirley Howard \$10.00 Drawn AA 146
Clerk and Recorder Deputy Fees

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26th day of September A.D., 1994 County Planning Commission of the County of Mesa, State of Colorado.

Michael Smith
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

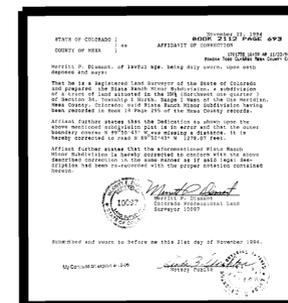
Approved this 8th day of November A.D., 1994, Board of County Commissioners of the County of Mesa, State of Colorado.

Jim Neal
Chairman

SURVEYORS CERTIFICATE

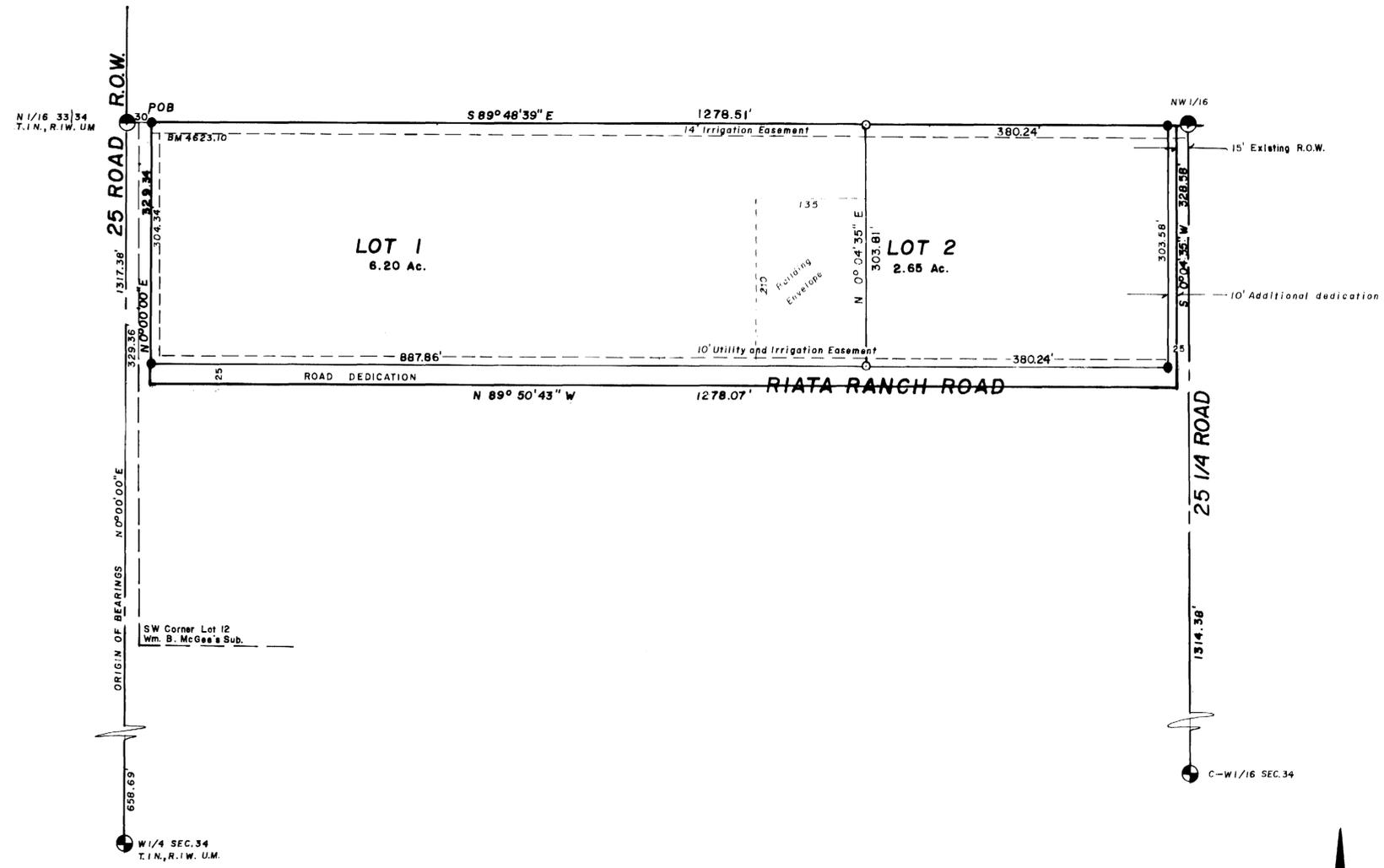
I, Merritt P. Dismant do hereby certify that the accompanying plat of RIATA RANCH MINOR SUBDIVISION has been prepared under my direct responsibility and supervision and accurately represents a field survey of same.

Merritt P. Dismant
Merritt P. Dismant
Dated this 6th day of October 1994



**RIATA RANCH
MINOR SUBDIVISION**

NW1/4 SECTION 34
T.1N., R.1W. UTE MERIDIAN



AREA SUMMARY

LOTS	8.85 Acres
ROADS	.80
TOTAL	.9.65 Acres

- LEGEND**
- Found MCSM
 - Found BLM cap
 - Set No. 5 Rebar With cap LS10097 in Concrete
 - Set No. 5 Rebar With cap IS10097