

# EAGLE MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, SANDRA A. LYONS, the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1673 at Page 870, of the Mesa County Clerk and Recorders Office, and being situated in Section 22, Township 11 South, Range 101 West, 6th P.M., Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the NW corner of Lot 10 Block 5, Tiara Rado Subdivision, as recorded in Book 11, Page 35 of Plats in the Office of the Clerk and Recorder, Mesa County, Colorado; thence S68°57'E 168.05 feet to the NE corner of Lot 10; thence S22°16'W 88.12 feet to the cul-de-sac for Two Ball Court; thence S27°30'W 50.00 feet to the center of the cul-de-sac for Two Ball Court; thence N62°30'W 175.00 feet along the center line of Two Ball Court to the East right-of-way line for Rado Drive; thence N27°30'E 118.89 feet to the point of beginning, containing 22,183 sq. ft.

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

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 12th day of July, A.D., 1989.

*Sandra A. Lyons*  
*By Betty Wickste Attorney in Fact*  
 SANDRA A. LYONS

STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 12th day of July, A.D., 1989, by SANDRA A. LYONS.

November 9, 1991  
 My commission expires:

*Melinda S. Marshall*  
 Notary Public  
 Address 759 Horizon Dr. Grand Junction, CO 81506

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
 COUNTY OF MESA } S.S.

Fee \$10.00

I hereby certify that this instrument was filed in my office at 8:39 o'clock A.M. this 15th day of August, A.D., 1989, and is duly recorded in Plat Book No. 13, Page 44a, Reception # 1522835, Drawer # J-41

*Barbara A. Brewer, deputy*  
 Earl Sawyer, Clerk & Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13 day of July, A.D., 1989 County Planning Commission of the County of Mesa, Colorado.

*Bob Dorsey*  
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

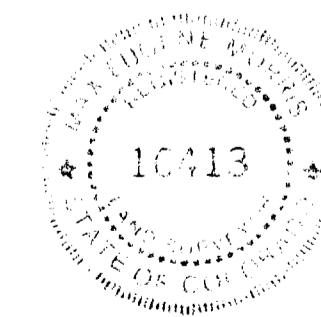
Approved this 25th day of July, A.D., 1989 Board of County Commissioner's of the County of Mesa, Colorado.

*Richard Cook*  
 Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EAGLE MINOR 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.

*Max E. Morris*  
 Max E. Morris, Q.E.D. Surveying Systems Inc.  
 Registered Professional Land Surveyor L.S. 16413



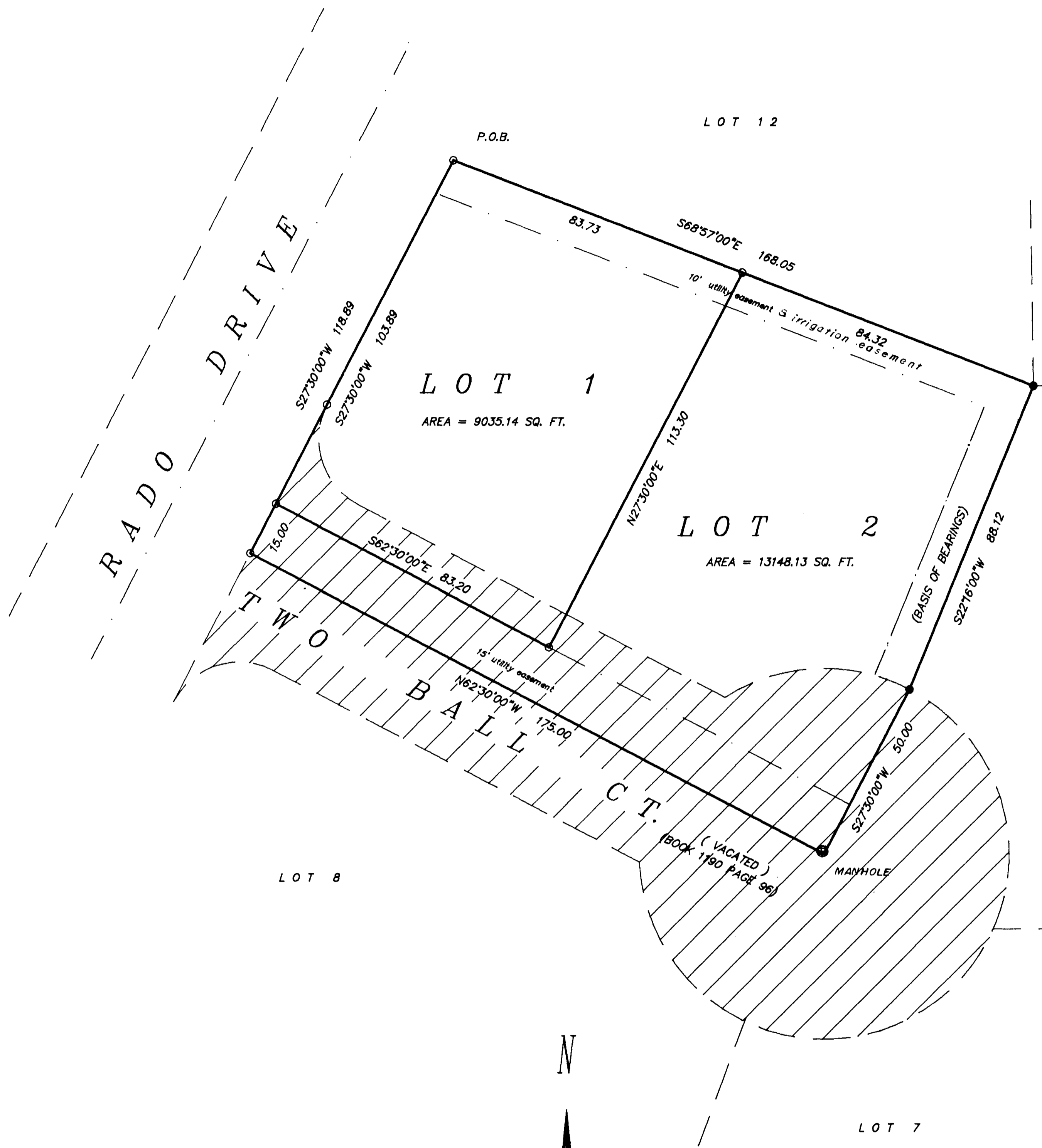
7/12/89  
 Date

UTILITIES COORDINATING COMMITTEE

*Richard S. Miller*  
 Chairman 7/12/89  
 Date

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 THE CERTIFICATION SHOWN HEREON.



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY MONUMENT SURVEYING NO. 5 RE-BAR W/ PLASTIC CAP IN CONCRETE
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE

SURVEY ORIENTED WITH FOUND MONUMENTS

BEARINGS BASED ON N22°16'E ALONG THE EAST LINE OF LOT 10



EAGLE MINOR SUBDIVISION		
SITUATED IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.		
FOR: BOB DORSEY	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: MEM DMM
SCALE: 0 5 10 FEET 0 1 2 METERS 1" = 20' FT		DRAWN BY: MEM
DATE: 5/26/89		APPROVED BY:
		SHEET NO.
		FILE: 89115