

LITTLE TRIO SUBDIVISION SECOND ADDITION, FIRST FILING

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, C. W. & H., a partnership is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within the S⁴NE⁴SE⁴ of Sec. 5, T1S, R1E of the Ute Meridian, being more particularly described as follows: Beginning at the southeast corner of the NE⁴SE⁴ of said Sec. 5; Thence N89°43'18"W along the south line of said NE⁴SE⁴ 710.00 ft; thence N00°00'00"E 110.00 ft; thence N89°43'18"W 100.00 ft; thence N00°00'00"E 212.64 ft. to the north line of said S⁴NE⁴SE⁴; thence N89°53'E along said north line 809.99 ft. to the northeast corner of said S⁴NE⁴SE⁴; thence S00°00'00"W along the east line of said NE⁴SE⁴ 328.23 ft. to the POINT OF BEGINNING; and containing 5.81 acres, more or less, as shown by the accompanying plat thereof:

That the said owner has caused the said real property to be laid out and surveyed as LITTLE TRIO SUBDIVISION- SECOND ADDITION, FIRST FILING, a subdivision of a part of the County of Mesa:

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 dedicate 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 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser not the County of Mesa.

IN WITNESS WHEREOF, said owner C.W. & H., a partnership by its general partners have caused their names to be hereunto subscribed this 11th day of April, A.D., 19 77.

By David Christensen By Richard Watson By Don Haase
David Christensen, as a general partner Richard Watson, as a general partner Don Haase, as a general partner

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 11th day of April, A.D., 19 77, by owner C. W. & H., a partnership, by its general partners David Christensen, Richard Watson and Don Haase.

My Commission expires May 2, 1977 Witness my hand and official seal. Bethune Melton Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss. # 1137416

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., July 18, A.D., 19 77, and is duly recorded in Plat Book No. 11, Page 278.

Carol Sawyer Fees \$ 10.00 By Hazel M. Huskey
Clerk & Recorder Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of June, A.D., 19 77. County Planning Commission of the County of Mesa, Colorado.

By P. D. Van Arman
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 5th day of JULY, A.D., 19 77. Board of County Commissioners of the County of Mesa, Colorado.

By Howard Roland
Chairman

ENGINEER'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of LITTLE TRIO SUBDIVISION-SECOND ADDITION, FIRST FILING, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By Luther T. Musgrove
Registered Land Surveyor, L.S. 10386

COUNTY SURVEYORS' CERTIFICATE

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

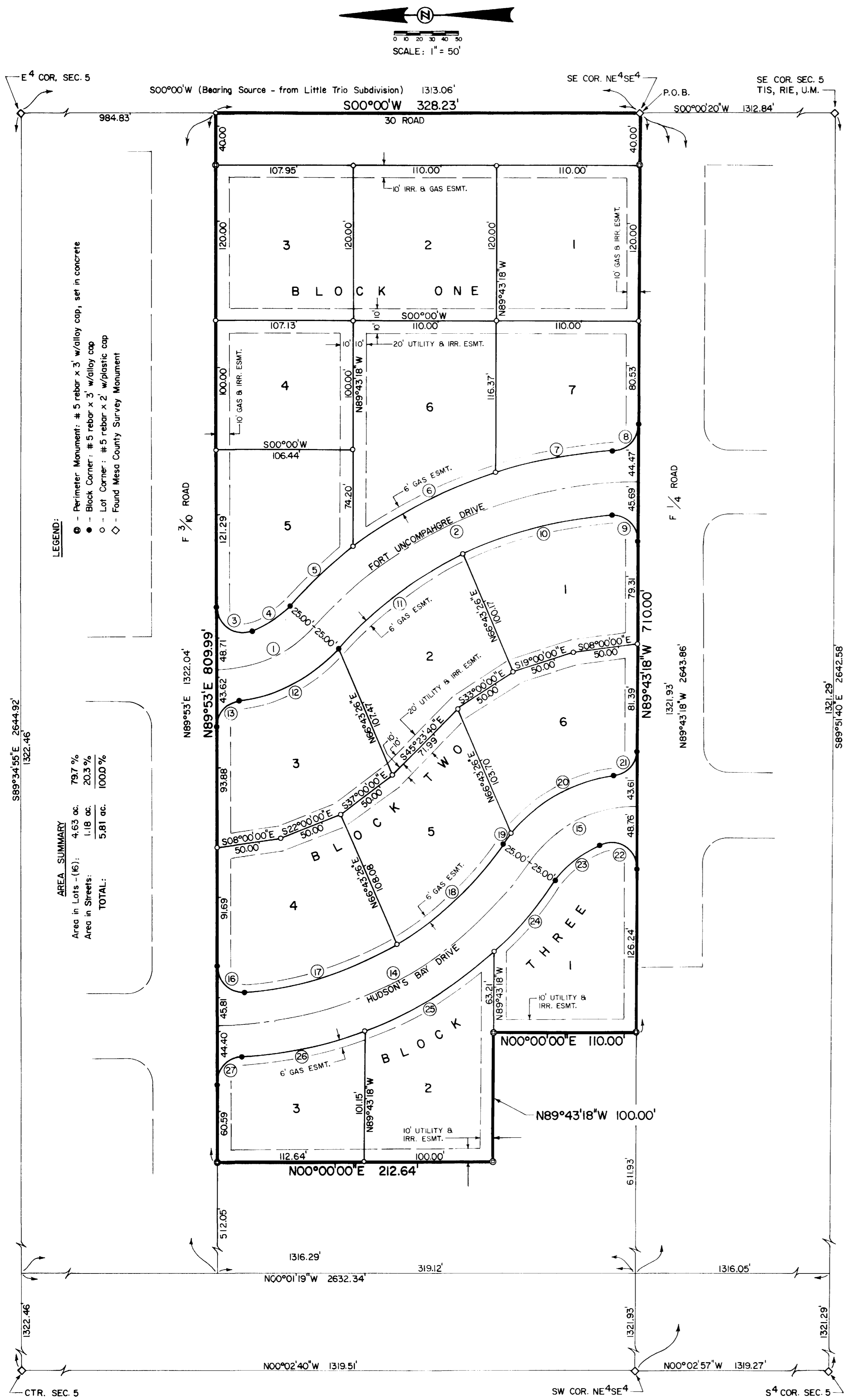
By W. C. Head Date: 7-15-77
Mesa County Surveyor

By William S. Benson Date: July 6, 1977
Mesa County Road Department

#	RADIUS	CURVE DATA			
		Δ	LENGTH	TANGENT	CHORD
1	100.77	48°07'26"	84.64	45.00	N23°58'52"W 82.17'
2	334.16	48°31'08"	282.97	150.59	N23°58'52"W 274.59'
3	20.00	111°00'52"	38.75	29.11	N34°22'34"E 32.97'
4	75.77	27°04'11"	35.80	18.24	N34°14'17"W 35.47'
5	359.16	10°44'44"	67.36	33.78	N42°51'57"W 67.26'
6	359.16	19°57'57"	125.16	63.22	N27°40'12"W 124.52'
7	359.16	14°48'02"	92.78	46.65	N09°56'08"W 92.52'
8	20.00	86°58'36"	30.36	18.97	N46°14'00"W 27.53'
9	20.00	93°57'58"	32.80	21.44	N43°17'43"E 29.25'
10	309.16	22°16'42"	120.21	60.87	N14°49'56"W 119.45'
11	309.16	22°15'43"	120.12	60.83	N36°57'59"W 119.37'
12	125.77	40°14'15"	88.33	46.07	N28°07'17"W 86.52'
13	20.00	82°06'51"	28.66	17.42	N49°03'34"W 26.27'

#	RADIUS	Δ	LENGTH		CHORD
			TANGENT	TANGENT	
14	292.39	55°30'22"	283.28	153.85	N27°40'20"W 272.31'
15	100.00	55°54'04"	97.57	53.06	N27°40'20"W 93.74'
16	20.00	94°38'13"	33.04	21.69	N42°33'53"E 29.41'
17	267.39	26°32'31"	123.87	63.07	N18°01'33"W 122.76'
18	267.39	24°16'29"	113.29	57.51	N42°59'44"W 112.44'
19	125.00	04°58'46"	10.86	5.44	N53°08'15"W 10.86'
20	125.00	42°59'36"	93.80	49.23	N29°08'47"W 91.61'
21	20.00	82°04'19"	28.65	17.41	N48°41'08"W 26.26'
22	20.00	111°19'25"	38.86	29.28	N34°36'59"E 33.03'
23	75.00	34°34'39"	45.26	23.34	N38°20'02"W 44.58'
24	317.39	13°06'28"	72.61	36.46	N48°20'37"W 72.45'
25	317.39	21°25'02"	118.64	60.02	N31°44'53"W 117.96'
26	317.39	17°31'26"	97.07	48.92	N12°16'35"W 96.70'
27	20.00	96°36'06"	30.23	18.85	N46°48'57"W 27.43'

LITTLE TRIO
SUBDIVISION
SECOND ADDITION
FIRST FILING
BY
MUSGROVE SURVEYING
FILE: 76-05-08
MARCH 8, 1977



LEGEND:
 ⊙ - Perimeter Monument: # 5 rebar x 3' w/diary cap, set in concrete
 ● - Block Corner: # 5 rebar x 3' w/diary cap
 ○ - Lot Corner: # 5 rebar x 2' w/plastic cap
 ◇ - Found Mesa County Survey Monument

AREA SUMMARY
 Area in Lots - (16): 4.63 ac. 79.7 %
 Area in Streets: 1.18 ac. 20.3 %
 TOTAL: 5.81 ac. 100.0 %

