

# LITTLE TRIO SUBDIVISION - FIRST ADDITION & RESUBDIVISION OF LOT 3 LITTLE TRIO SUBDIVISION

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 NE<sup>4</sup>SE<sup>4</sup> of Sec. 5, T1S, R1E of the Ute Meridian, being more particularly described as follows: Beginning at the northeast corner of Lot 3 in Little Trio Subdivision, as recorded in Plat Book No. 11 at Page 65 Mesa County Clerk and Recorder records, from whence the E<sup>4</sup> corner of said Sec. 5 bears N90°00'E 30.00 ft. and N00°00'E 559.83 ft; thence S00°00'W along the east line of said Lot 3 174.61 ft. to the southeast corner of said Lot 3; thence N89°15'30"W along the south line of said Lot 3 135.00 ft. to the northeast corner of Lot 1 in said Little Trio Subdivision; thence N90°00'W continuing along the south line of said Lot 3 240.00 ft. to the southwest corner of said Lot 3 and the northwest corner of Lot 2 in said Little Trio Subdivision; thence S00°00'W along the west line of said Lot 2 202.97 ft. to the southwest corner of said Lot 2; thence S89°53'W 435.00 ft; thence N00°00'E 455.00 ft; thence N89°46'29"E 435.00 ft. to the northwest corner of said Lot 3; thence N90°00'E along the north line of said Lot 3 253.00 ft; thence S00°00'W 80.00 ft; thence N90°00'E 2.00 ft. to a corner of said Lot 3; thence N90°00'E along an east-west line of said Lot 3 120.00 ft. to the POINT OF BEGINNING; and containing 6.51 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 - FIRST ADDITION & RESUBDIVISION OF LOT 3 LITTLE TRIO SUBDIVISION, 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 easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; water mains; gas pipe lines and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

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 25<sup>th</sup> day of August, A.D., 19 76.

By David V. Christensen, as a general partner By Richard L. Watson, as a general partner By Donald G. Haase, as a general partner

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, A.D. 1976, by owner C W & H, a partnership; by its general partners David V. Christensen, Richard L. Watson, and Donald G. Haase.

My Commission expires 1-5-79 Witness my hand and official seal. Deanna L. Lyle Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss. # 1117479

I hereby certify that this instrument was filed in my office at 12:30 o'clock P.M., Sept 28 A.D., 19 76, and is duly recorded in Plat Book No. 11, Page 220. Earl Sawyer Clerk and Recorder By Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19<sup>th</sup> day of SEPT., A.D., 19 76. County Planning Commission of the County of Mesa, Colorado. By Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 20<sup>th</sup> day of Sept., A.D., 19 76. Board of County Commissioners of the County of Mesa, Colorado By Chairman

ENGINEERS' CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of LITTLE TRIO SUBDIVISION - FIRST ADDITION & RESUBDIVISION OF LOT 3 LITTLE TRIO SUBDIVISION, 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 Roguel Head Date: 9-27-76 Mesa County Surveyor

By Jack D. Bowman Date: 9-17-76 Mesa County Road Department

By R. J. Calvin Date: 9-13-76 Utilities Coordinating Committee

LEGEND:

- - PERIMETER MONUMENT: #5 REBAR x 3' w/ALLOY CAP, SET IN CONCRETE
- - BLOCK CORNER: #5 REBAR x 3' w/ALLOY CAP
- - LOT CORNER: #5 REBAR x 2' w/PLASTIC CAP
- ◇ - FOUND MESA COUNTY SURVEY MONUMENT

#	RADIUS	Δ	CURVE DATA		CHORD
			LENGTH	TANGENT	
1	20.00'	90°00'00"	31.42'	20.00'	N45°00'00"W 28.28'
2	20.00'	90°00'00"	31.42'	20.00'	N45°00'00"E 28.28'
3	20.00'	90°07'00"	31.46'	20.04'	N45°03'30"W 28.31'
4	20.00'	89°53'00"	31.38'	19.96'	N44°56'30"E 28.26'
5	50.00'	36°09'13"	31.55'	-	N47°50'28"E 31.03'
6	50.00'	83°34'47"	72.94'	-	N71°47'21"W 66.64'
7	163.19'	21°34'20"	61.44'	31.09'	N79°12'50"E 61.08'
8	138.19'	9°34'50"	23.11'	11.58'	N85°12'38"E 23.08'
9	138.19'	11°59'30"	28.92'	14.51'	N74°25'25"E 28.87'
10	188.19'	21°34'50"	70.85'	35.85'	N79°12'50"E 70.44'
11	138.19'	21°34'50"	52.03'	26.33'	N79°12'50"E 51.72'

LITTLE TRIO SUBDIVISION  
FIRST ADDITION &  
RESUBDIVISION OF LOT 3  
LITTLE TRIO SUBDIVISION

BY  
MUSGROVE SURVEYING  
FILE: 76-01-02  
AUGUST 20, 1976

