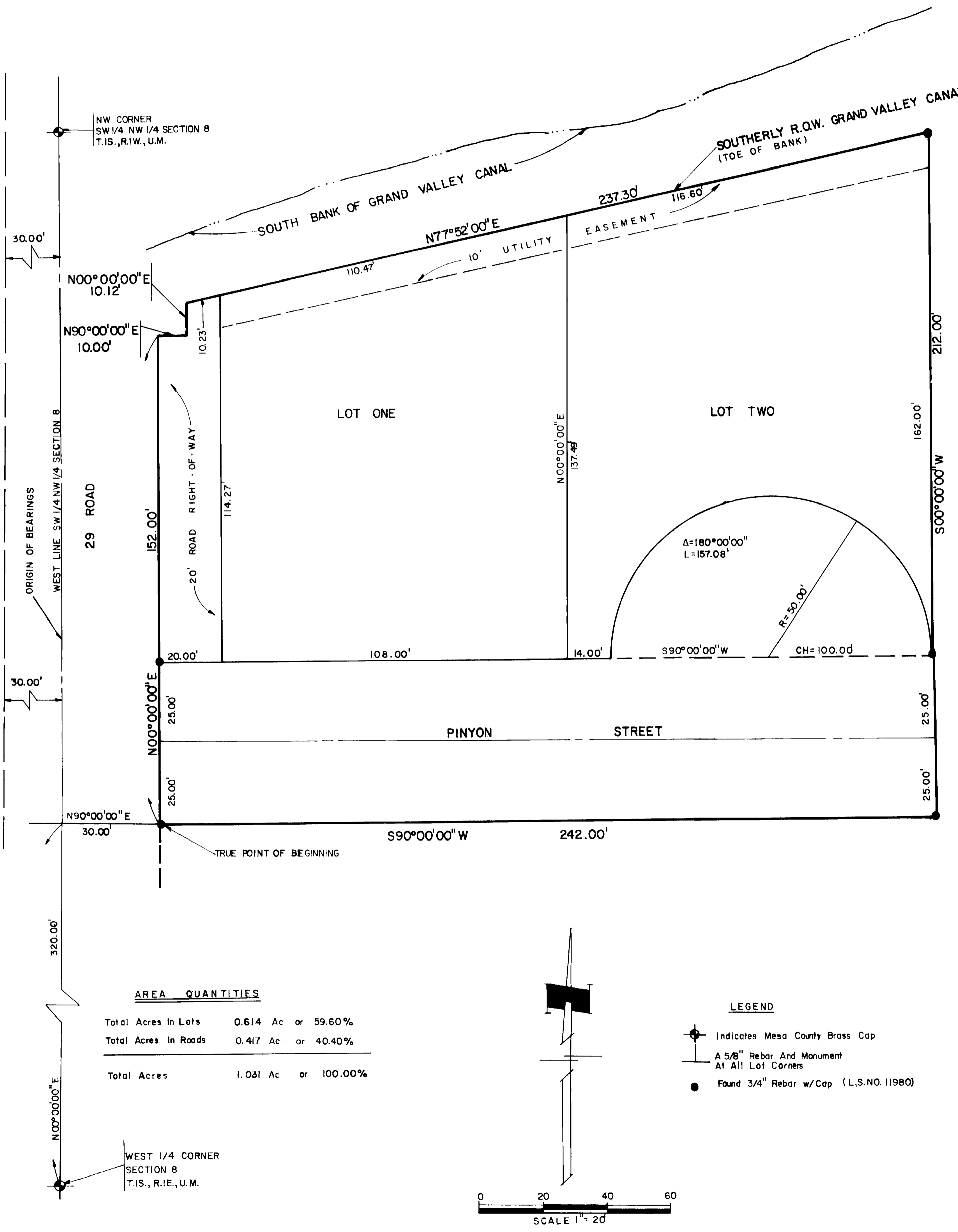
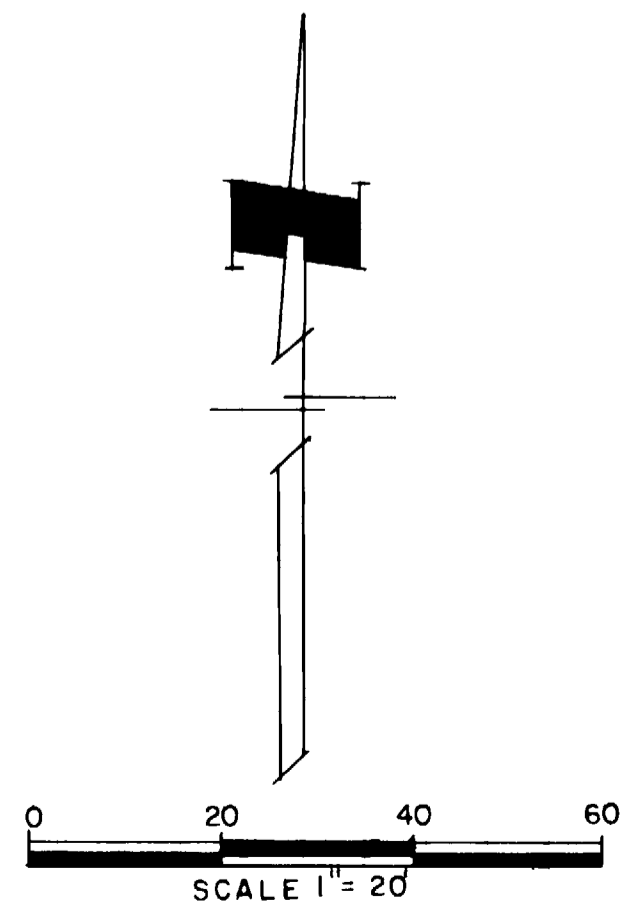


WOOD'S SUBDIVISION



AREA QUANTITIES

Total Acres In Lots	0.614 Ac	or	59.60%
Total Acres In Roads	0.417 Ac	or	40.40%
Total Acres	1.031 Ac	or	100.00%



- LEGEND**
- Indicates Mesa County Brass Cap
 - ⊙ A 5/8" Rebar And Monument At All Lot Corners
 - Found 3/4" Rebar w/ Cap (L.S.NO.11980)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ivan Wood and Jane Wood are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 SW 1/4 NW 1/4 of Section 8, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4 Cor.) of said Section 8; Thence N 00° 00' 00" E along the west line of the SW 1/4 NW 1/4 of said Section 8 a distance of 320.00 feet; Thence N 90° 00' 00" E 30.00 feet to the TRUE POINT OF BEGINNING; Thence N 00° 00' 00" E 152.00 feet; Thence N 90° 00' 00" E 10.00 feet; Thence N 00° 00' 00" E 10.12 feet to a point on the southerly right-of-way of the Grand Valley Canal; Thence N 77° 52' 00" E along said southerly right-of-way of the Grand Valley Canal a distance of 237.30 feet; Thence S 00° 00' 00" W 212.00 feet; Thence S 90° 00' 00" W 242.00 feet to the TRUE POINT OF BEGINNING, containing 1.031 acres.

That said owners have caused the said real property to be laid out and surveyed as Wood's Subdivision, a subdivision of a part of Mesa County, Colorado.

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 dedicate to the Public Utilities those portions of said real property which are labeled as utility, irrigation and drainage 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 21st day of JUNE A.D., 1978.

Ivan Wood
Ivan Wood

Jane Wood
Jane Wood

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 21st day of JUNE A.D., 1978 by Ivan Wood and Jane Wood.
My Commission Expires: Aug 9th 1981 Witness my hand and official seal.

Thomas A. Rogus
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss 1177128

I hereby certify that this instrument was filed in my office at 3:41 o'clock P.M., this 21 day of November A.D., 1978, and is duly recorded in Plat Book No. 12, Page 76.

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of JULY A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of NOVEMBER A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Wood's 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.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



By: Bill Berman Mesa County Road Department Date: 7-5-78

WOOD'S SUBDIVISION

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