

LITTLE TRIO SUBDIVISION SECOND ADDITION, SECOND 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 a point on the south line of said S⁴NE⁴SE⁴ from whence the southeast corner of said S⁴NE⁴SE⁴ bears S89°43'18"E 710.00 ft; thence N89°43'18"W along said south line 611.93 ft. to the southwest corner of said S⁴NE⁴SE⁴; thence N00°01'19"W along the west line of said S⁴NE⁴SE⁴ 319.12 ft. to the northwest corner of said S⁴NE⁴SE⁴; thence N89°53'00"E along the north line of said S⁴NE⁴SE⁴ 512.05 ft; thence S00°00'00"W 212.64 ft; thence S89°43'18"E 100.00 ft; thence S00°00'00"W 110.00 ft. to the POINT OF BEGINNING; and containing 4.02 acres, 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, SECOND 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. Utility easements are dedicated to the PUBLIC UTILITIES.

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 21st day of August A.D., 1978.

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

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of August A.D., 1978, by owner C. W. & H., a partnership; by its general partners David Christensen, Richard Watson and Don Haase.

My commission expires 11-18-79 Witness my hand and official seal. Eric Christensen
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss. RECEPTION No. 1175181
I hereby certify that this instrument was filed in my office at 3:50 o'clock P. M., Oct. 31, A.D., 1978, and is duly recorded in Plat Book No. 12, Page 91.
Earl Sawyer Clerk & Recorder Fees \$10.00 By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of September, A.D., 1978. County Planning Commission of the County of Mesa, Colorado. By Mary G. Buss Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

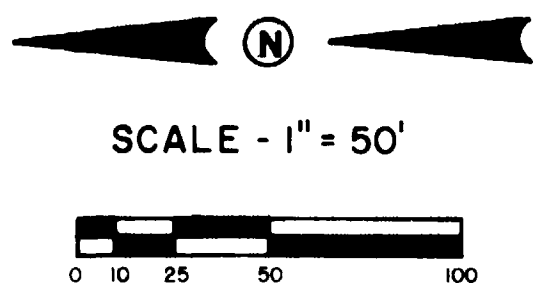
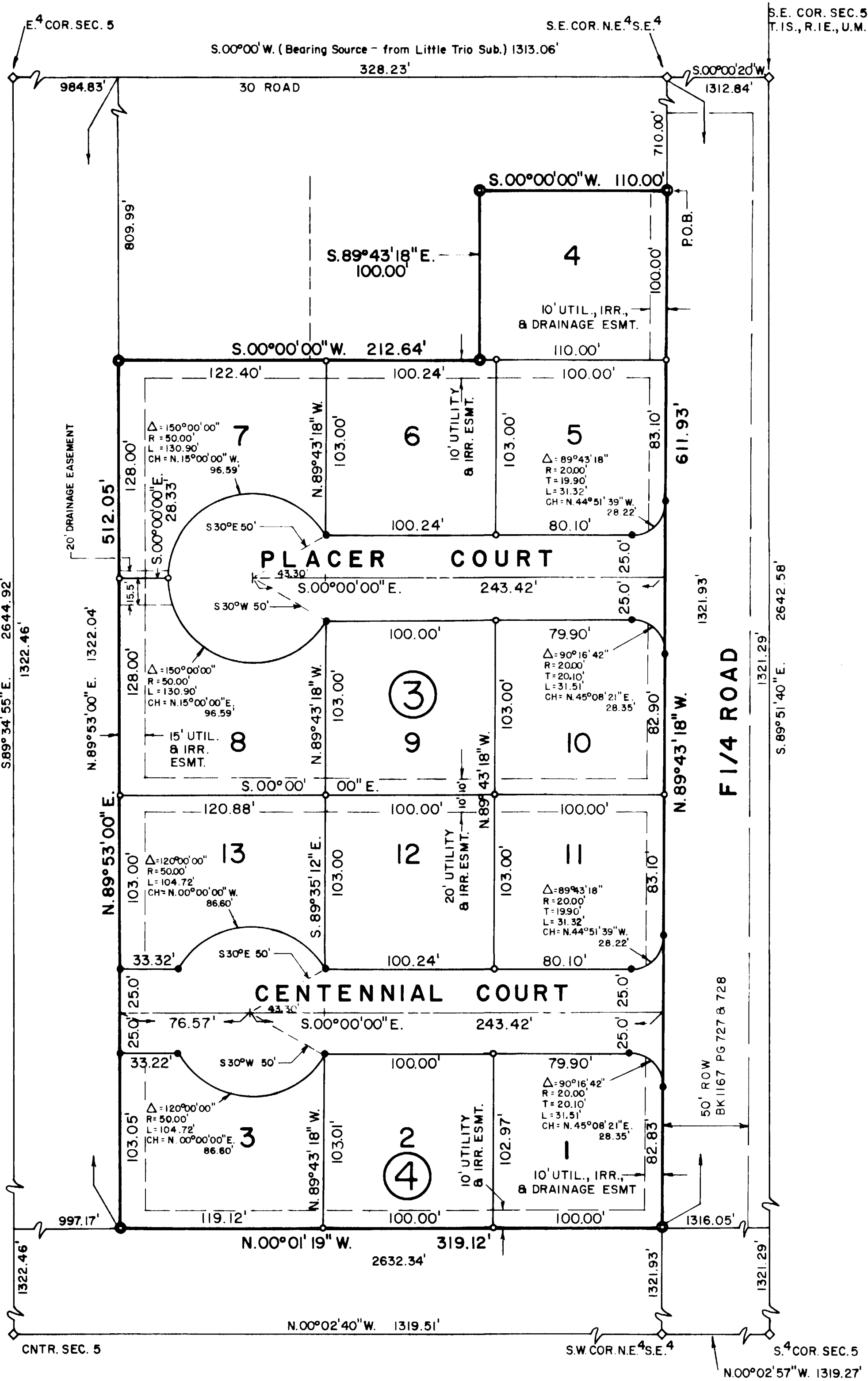
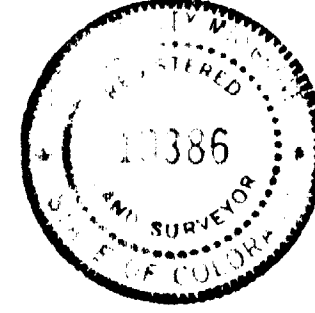
Approved this 12th day of September, A.D., 1978. Board of County Commissioner of the County of Mesa, Colorado By Errol Sieder Chairman

SURVEYOR'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of LITTLE TRIO SUBDIVISION - SECOND ADDITION, SECOND 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

By Bill Benson Date: 10-20-78
Mesa County Road Dept.



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

AREA SUMMARY

	area, acres	%
LOTS	3.18	79.10
ROADS	0.84	20.90
TOTAL	4.02	100.00

LITTLE TRIO SUB.-SECOND ADD., SECOND FILING		
FINAL PLAT		
FOR: C.W. & H.	 SURVEYORS GRAND JUNCTION, COLO.	SURVEYED BY:
SCALE: 1" = 50'		DRAWN BY: M.H.
DATE: 8-5-78		APPROVED BY:
		SHEET NO: 1 OF 1
		FILE NO: 76-05-08