

LUDWIG SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Norman M. Stilwell, Janie L. Stilwell, Jack L. Ludwig and T. Denise Ludwig are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 of Section 17, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NW Corner of the SE 1/4 of said Section 17; Thence N 70° 56' 00" E 47.90 feet to a point on the southerly right of way of State Highway 340; Thence along said southerly right of way of State Highway 340 by the following five (5) courses and distances: (1) S 54° 20' 00" E 79.20 feet; (2) S 74° 44' 00" E 57.40 feet; (3) Thence along the arc of a curve to the left whose radius is 1950.00 feet and whose long chord bears S 56° 36' 00" E 154.10 feet; (4) S 08° 03' 00" W 130.00 feet; (5) S 36° 08' 00" E 158.40 feet to a point on the northerly right of way of South Broadway; Thence along said northerly right of way of South Broadway S 89° 26' 09" W 367.85 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 17; Thence N 00° 00' 00" E along said west line of the NW 1/4 SE 1/4 of Section 17 a distance of 390.60 feet to the point of beginning, containing 2.368 acres.

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

That said owners do hereby dedicate 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 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 2nd day of October A.D., 1979.

Norman M. Stilwell
Norman M. Stilwell
Janie L. Stilwell
Janie L. Stilwell
Jack L. Ludwig
Jack L. Ludwig
T. Denise Ludwig
T. Denise Ludwig

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 2nd day of October A.D., 1979 by Jack L. Ludwig and T. Denise Ludwig, Norman L. Stilwell and Janie L. Stilwell.

My commission expires: Aug. 9, 1981. Witness my hand and official seal. Thomas A. Logie
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

RECEPTION No. 1218833

I hereby certify that this instrument was filed in my office at 9:30 o'clock A. M. this 17 day of MAR A.D., 1980 and is duly recorded in Plat Book No. 12, Page 243.

Earl Sawyer
Clerk and Recorder Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of MARCH A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

Lloyd Stammenille
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11 day of March A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Paul Carlson
Chairman

SURVEYOR'S CERTIFICATE

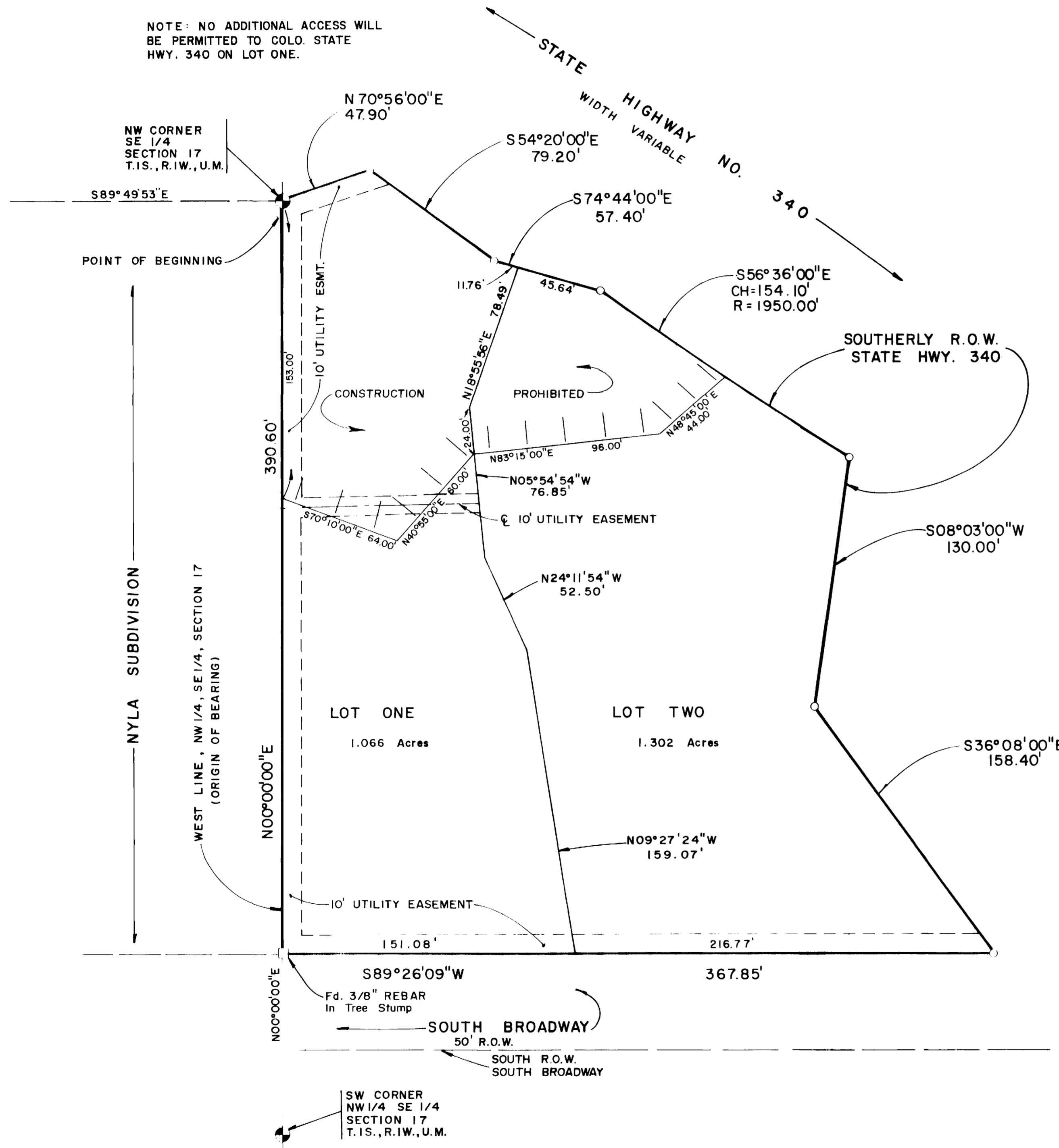
I, James T. Patty Jr., do hereby certify that the accompanying plat of Ludwig Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

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

By: Bill Berman
Mesa County Road Department

Date: 2-21-80

NOTE: NO ADDITIONAL ACCESS WILL BE PERMITTED TO COLO. STATE HWY. 340 ON LOT ONE.



LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates Found Corners

AREA QUANTITIES

Total Area In Lots 2.368 Ac. or 100.00%
Total Number of Lots 2

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