

REPLAT of LOTS 7, 8 and 13 of BLOCK THREE and LOT 3 of BLOCK FOUR in 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 S⁴NE⁴ of Section 5, T15 R1E of the Ute Meridian, said property also lying within LITTLE TRIO SUBDIVISION - SECOND ADDITION, SECOND FILING being more particularly described as follows:
Beginning at the northwest corner of said SUBDIVISION; thence N89°53'00"E along the north line of said SUBDIVISION 512.05 ft. to the northeast corner of said SUBDIVISION; thence S00°00'00"W along the east line of said SUBDIVISION 122.40 ft.; thence N89°43'18"W 103.00 ft.; thence N90°00'00"W 50.00 ft.; thence N89°43'18"W 103.00 ft.; thence N89°35'12"W 103.00 ft.; thence N90°00'00"W 50.00 ft.; thence N89°43'18"W 103.01 ft. to a point on the west line of said SUBDIVISION; thence N00°01'19"W along said west line 119.12 ft. to the POINT OF BEGINNING; and containing 1.420 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 REPLAT of LOTS 7, 8 and 13 of BLOCK THREE and LOT 3 of BLOCK FOUR in 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 12th day of November . . . , A.D., 1979.

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 12th day of November . . . , A.D., 1979, by owner C.W. & H., a partnership; by its general partners David Christensen, Richard Watson and Don Haase.

My Commission expires February 15th 1983 Witness my hand and official seal.

Sally J. Musgrove
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss. 1211246

I hereby certify that this instrument was filed in my office at 2:05 o'clock P. M., December 20th, A.D., 1979, and is duly recorded in Plat Book No. 12, Page 296.

Earl Chaugen Clerk & Recorder Fees \$10.00 By Harold M. Huskey Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of October . . . , A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

By H.C. Fallott
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 18th day of December . . . , A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

By Mafine Albers
Chairman

SURVEYOR'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of REPLAT of LOTS 7, 8 and 13 of BLOCK THREE and LOT 3 of BLOCK FOUR in 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 10-10-79
Registered Land Surveyor, L.S. 10386

By Bill Berman Date: 10-30-79
Mesa County Road Dept.

ROAD R.O.W. VACATION STATEMENT

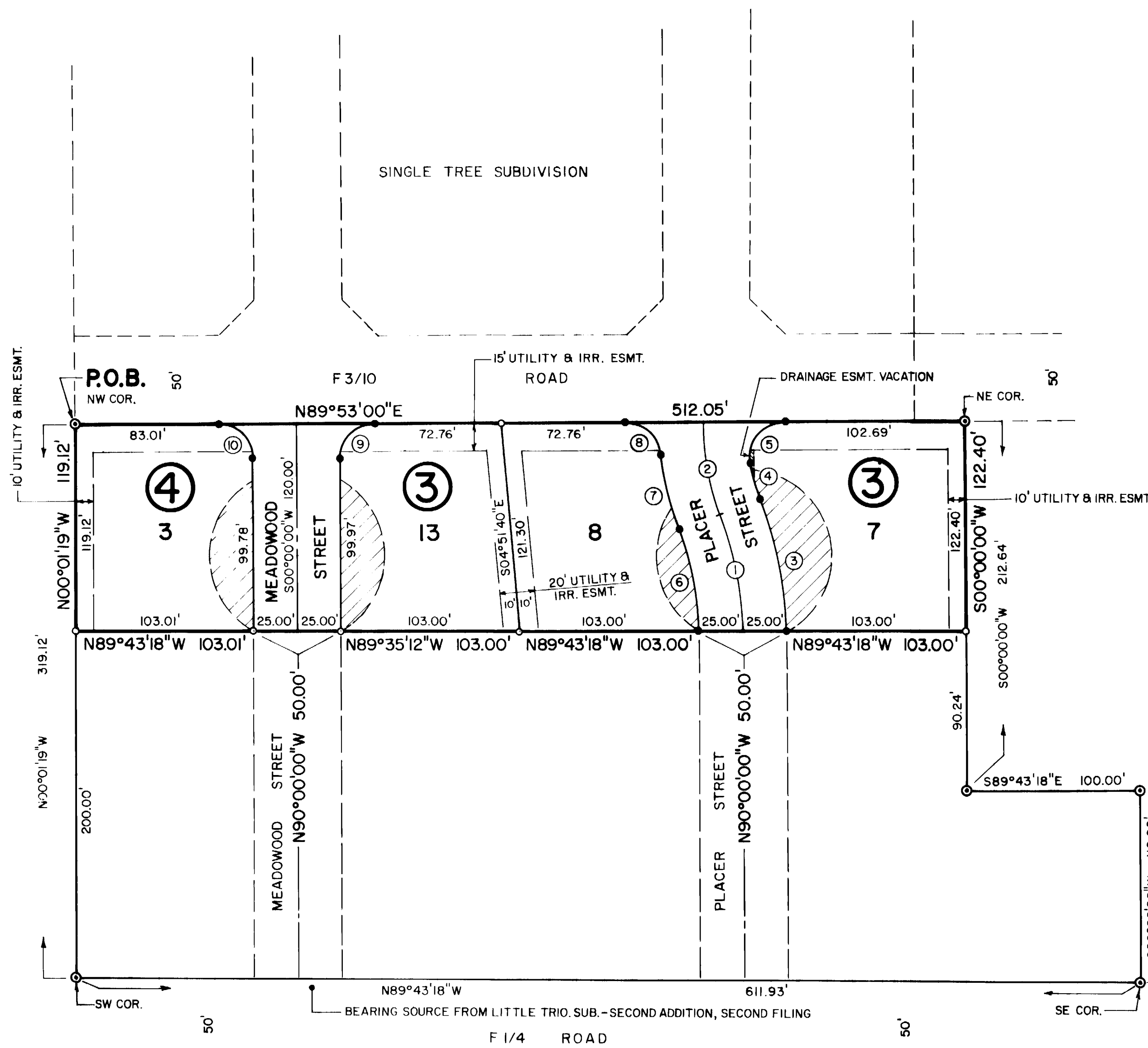
Due to the convenience and access needs of the Public being adequately served by the platting of lands and Public Rights-of-way the vacation of fractional parts of previously dedicated/reserved Public Rights-of-way, not within Public Rights-of-way by this plat are hereby ordered vacated this 18th day of December, 1979 by the Board of County Commissioners of the County of Mesa, Colorado. i.e.,

By Mafine Albers
Chairman

EASEMENT VACATION STATEMENT

Due to easement needs of the Public Utilities being adequately served by the platting of easements, the Vacation of fractional parts of previously dedicated easements, not within easements by this plat are hereby ordered vacated this 18th day of December, 1979 by the Board of County Commissioners of the County of Mesa, Colorado. i.e.,

By Mafine Albers
Chairman



CURVE DATA

No.	Δ	RADIUS	LENGTH	TANGENT	CHORD
1	20°03'39"	202.17'	70.79'	35.76'	N10°01'49"W 70.42'
2	20°04'48"	152.17'	53.33'	26.94'	N10°01'15"W 53.06'
3	20°03'39"	227.17'	79.54'	40.18'	N10°01'49"W 79.13'
4	9°23'05"	127.17'	20.83'	10.44'	N15°22'05"W 20.81'
5	100°33'34"	20.00'	35.10'	24.07'	N39°36'11"E 30.77'
6	20°03'39"	177.17'	62.03'	31.34'	N10°01'49"W 61.72'
7	14°13'40"	177.17'	44.00'	22.11'	N12°56'47"W 43.88'
8	84°17'01"	20.00'	29.42'	18.10'	N47°58'30"W 26.84'
9	89°53'00"	20.00'	31.38'	19.96'	N44°56'30"E 28.26'
10	90°07'00"	20.00'	31.46'	20.04'	N45°03'30"W 28.31'

LEGEND

- ⊙ - PERIMETER MONUMENT of LITTLE TRIO SUBDIVISION - SECOND ADDITION, SECOND FILING: No. 5 REBAR x 3' w/ALLOY CAP, SET IN CONCRETE - FOUND DURING SURVEY OF REPLAT.
- - BLOCK CORNER: No. 5 REBAR x 3' w/ALLOY CAP
- - LOT CORNER: No. 5 REBAR x 2' w/PLASTIC CAP

AREA SUMMARY

AREA IN LOTS	1.132 ac.	79.70 %
AREA IN STREETS	0.288 ac.	20.30 %
TOTAL	1.420 ac.	100.00 %



REPLAT of LOTS 7, 8 and 13 of BLOCK THREE and LOT 3 of BLOCK FOUR in LITTLE TRIO SUBDIVISION - SECOND ADDITION, SECOND FILING		
FINAL PLAT		
FOR CW & H	AND C & M	SURVEYED BY
SCALE HORIZONTAL 1" = 50' VERTICAL 1" = 20'	SURVEYORS ENGINEERS	DRAWN BY RFK
DATE SEPT. 10, 1979		APPROVED BY LTM
		SHEET NO.
		FILE NO. 76 - 05 - 08