

# CHAMBERS SUBDIVISION

2.03 ACRES LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 22,  
T.11S., R.101W., 6th P.M., MESA COUNTY, COLORADO

OWNERS: CARLON C. & SANDRA JEAN CHAMBERS  
526 20 1/4 ROAD  
GRAND JUNCTION, COLORADO 81503

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property situated in the County of Mesa, State of Colorado, and being a tract of land located in the northeast quarter of the southwest quarter of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, Mesa County, Colorado. The parcel is described as the result of a field survey completed by Nichols Associates, Inc., a Colorado corporation, as follows:

Beginning at a point, which is S89°05'34"E 30.00 feet from the southwest sixteenth corner of Section 22, then along the five following courses:

- 1) N00°34'02"E 246.27 feet along the easterly right-of-way line of 20 1/4 Road;
- 2) S89°05'34"E 311.95 feet;
- 3) S46°41'17"E 89.61 feet along the southerly line of Lot 13, Block 3, Tiara Rado Subdivision, Filing No. One;
- 4) S09°53'06"W 188.14 feet along the westerly right-of-way line of Tiara Drive;
- 5) N89°05'34"W 347.29 feet to the beginning.

The area of the parcel, as described, is 2.03 acres.  
The basis for bearings is assumed N00°34'02"E 1291.48 feet along the survey monument line from the southwest sixteenth corner to the west sixteenth corner of Section 22. The west sixteenth corner is Mesa County Survey Monument No. 870. The southwest sixteenth corner is Mesa County Survey Monument No. 1341.

That said Owners have caused the said real property to be laid out and surveyed as CHAMBERS SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said Owners dedicate to the UTILITIES, those portions of real property, which are labeled as utility, drainage, and irrigation easements on this plat, as 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, together with the 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.

That all expenses for street paving or improvements shall be financed 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 30 day of June, 1981.

*Carlton C. Chambers* *Sandra Jean Chambers*  
Carlton C. Chambers Sandra Jean Chambers

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF M E S A )

The foregoing instrument was acknowledged before me this 30 day of June, 1981, by Carlton C. Chambers, and Sandra Jean Chambers.

Witness my hand and official seal.

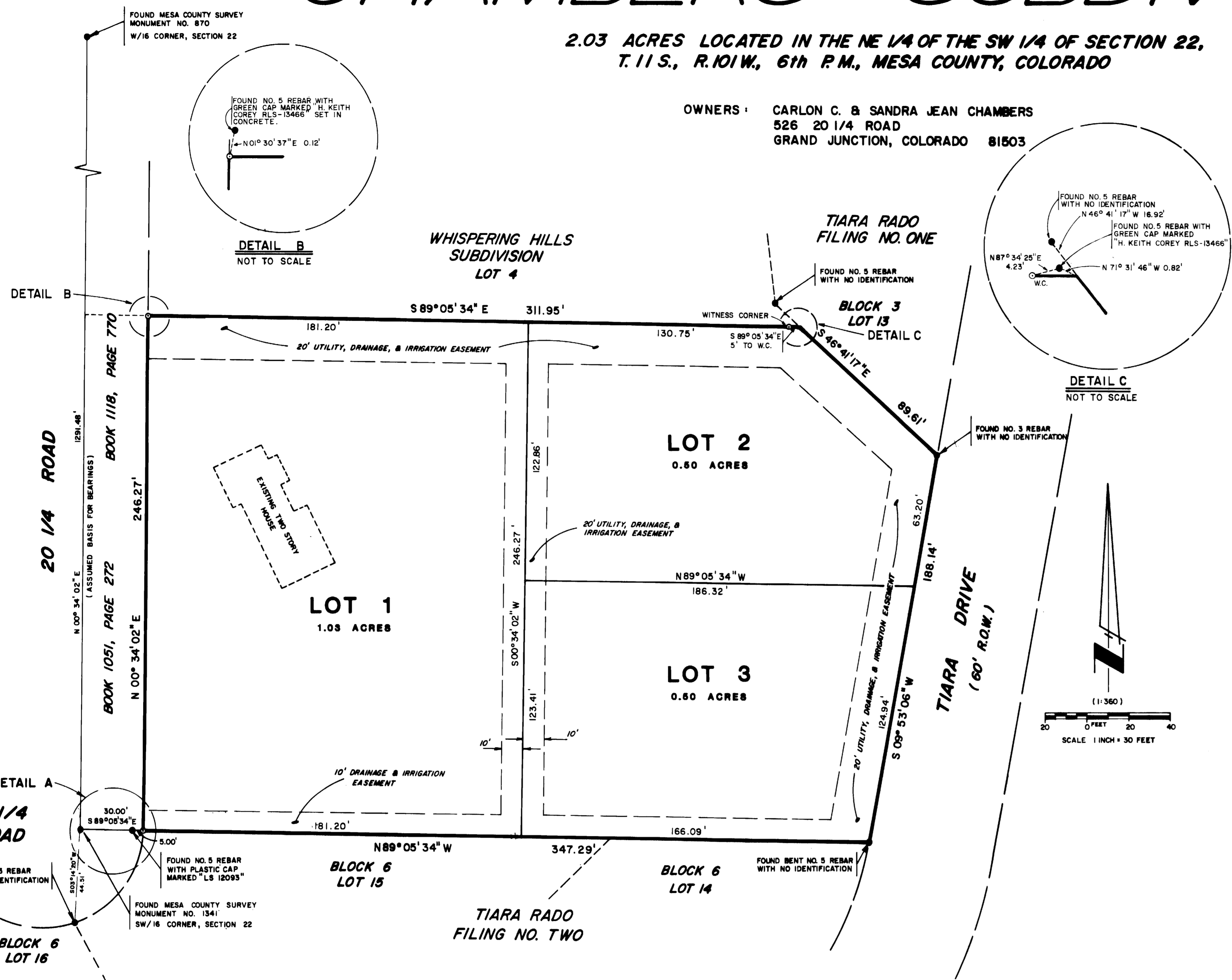
*Carmen Ahuya*  
Notary Public

My commission expires: 3/5/85

#1269838 CLERK AND RECORDER'S CERTIFICATE  
I hereby certify that this instrument was filed in my office at 2:18 o'clock P.M., this 23 day of September, 1981, and duly recorded in Plat Book No. 12, Page 481.

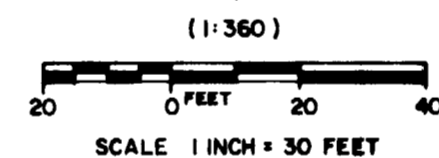
*Earl Sawyer* \$ 10.00  
Clerk and Recorder Deputy Fee

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



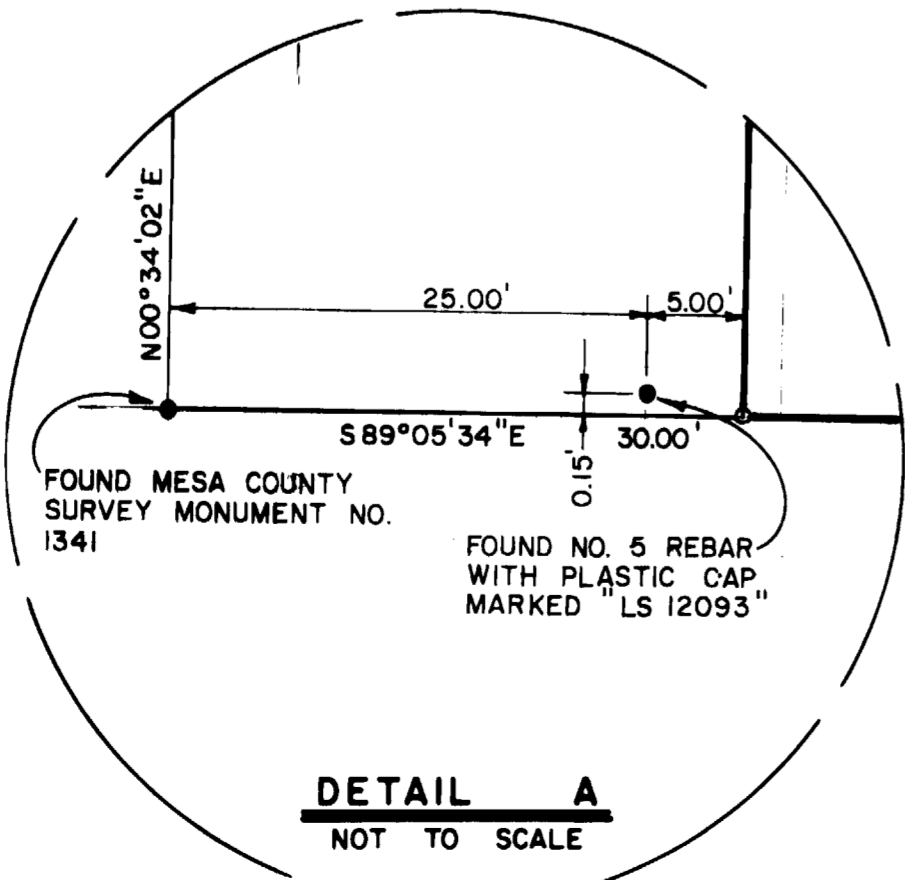
DETAIL B  
NOT TO SCALE

DETAIL C  
NOT TO SCALE



- ### LEGEND
- SET A 2 FOOT NO. 5 REBAR WITH A YELLOW PLASTIC CAP MARKED "NICHOLS LS 12093" IN CONCRETE.
  - FOUND SURVEY MONUMENT AS NOTED.

- ### NOTES
1. ALL INTERIOR LOT CORNERS ARE MONUMENTED WITH A 2 FOOT NO. 5 REBAR WITH A YELLOW PLASTIC CAP MARKED "NICHOLS LS 12093"
  2. ALL BEARINGS SHOWN ON THIS PLAT ARE GIVEN IN DEGREES (°), MINUTES ('), AND SECONDS (") OF ARC.
  3. ALL LINEAR DIMENSIONS SHOWN ARE GIVEN IN FEET (').
  4. ALL AERIAL DIMENSIONS SHOWN ARE GIVEN IN ACRES (AC).
  5. BOOK AND PAGE NUMBERS REFER TO INSTRUMENTS RECORDED AT THE COURT HOUSE IN MESA COUNTY, COLORADO



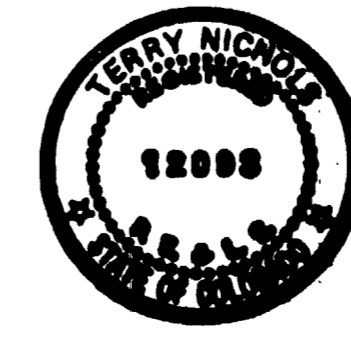
DETAIL A  
NOT TO SCALE

UTILITIES COORDINATING COMMITTEE  
*Thomas L. ...* Chairman  
17 June 1981 Date

COUNTY PLANNING COMMISSION CERTIFICATE  
Approved this 14th day of June, 1981, County Planning Commission of the County of Mesa, Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE  
Approved this 5 day of June, 1981, Board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE  
I, Terry Nichols, certify that this plat of CHAMBERS SUBDIVISION, a subdivision of a part of Mesa County, has been prepared under my direction and accurately represents a field survey of same.  
*Terry Nichols* Sep 23, 1981  
Terry Nichols, Colorado LS-12093



CHAMBERS SUBDIVISION  
MESA COUNTY, COLORADO

