

# TAYLOR PLACE MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Marshal F. Taylor and Irene E. Taylor are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1922 at Page 854 of the Mesa County Clerk and Recorders Office, and being situated in the NE1/4 SW1/4 Section 5, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

LOTS 3 AND 4, HOLTON'S HACIENDAS AS SHOWN ON THE PLAT OF HOLTON'S HACIENDAS AND RECORDED IN PLAT BOOK 13 AT PAGE 485 OF THE MESA COUNTY CLERK AND RECORDERS OFFICE.

That said owners have caused the said real property to be laid out and surveyed as TAYLOR PLACE MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of 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 dedicates 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1993.

Marshal F. Taylor 3/10/93  
Irene E. Taylor 3/10/93  
 Marshal F. Taylor Irene E. Taylor

STATE OF COLORADO )  
 COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of MARCH A.D., 1993, by

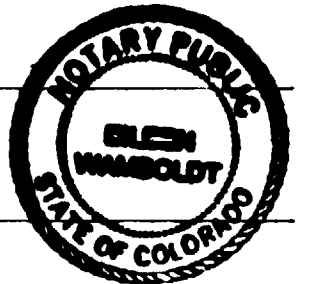
11/25/93

My commission expires:

E. J. Wautlet

Notary Public

Address \_\_\_\_\_



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 12:02 o'clock P.M. this 10<sup>th</sup> day of MARCH A.D., 1993 and is duly recorded in Plat Book No. 17, Page 93

Mark Todd Carol Zink  
 Clerk & Recorder, Mesa Co. Deputy  
 DRAWER Z-87  
 Fee: \$10.00  
 COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10<sup>th</sup> day of February A.D., 1993, County Planning Commission of the County of Mesa, Colorado.

Chela Nye  
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

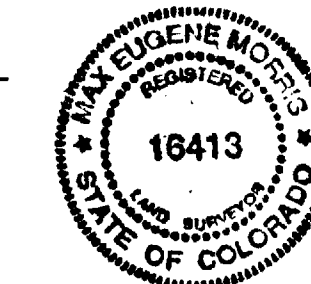
Approved this 9<sup>th</sup> day of March A.D., 1993, Board of County Commissioners of the County of Mesa, Colorado.

Donald B. Senora  
 Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of TAYLOR PLACE MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris  
 Max E. Morris, Q.E.D. Surveying Systems Inc.  
 Colorado Registered Professional Land Surveyor L.S. 16413



2/8/93  
 Date

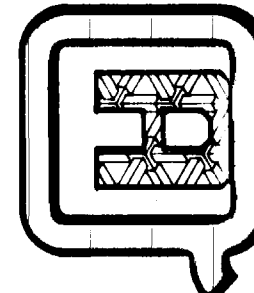
UTILITIES COORDINATING COMMITTEE

Approved this 10<sup>th</sup> day of February A.D. 1993, Utilities Coordinating Committee of the County of Mesa, Colorado.

Gary R. Matthews  
 Chairman

## TAYLOR PLACE MINOR SUBDIVISION

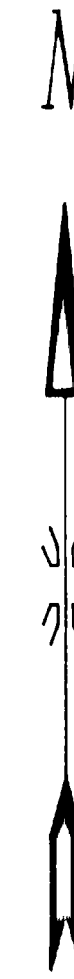
FINAL PLAT

SITUATED IN THE NE1/4 SW1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: TAYLOR	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: DS SB
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 1/20/93		ACAD ID: TAYLOR
		SHEET NO.
		FILE: 93019.2

C1/4 CORNER  
 SECTION 5  
 T1S, R1E, U.M.

659.71

S00°00'00"W (Assumed Basis of Bearing) 1319.41



33'

29 1/2 ROAD 451.00

33'

15' utility and irrigation easement S00°00'02"W 191.99

33'

208.7

35' drainage and utility easmt. N89°48'28"W 102.86

208.7

S 1/16 CORNER SECTION 5 T1S, R1E, U.M.

S89°48'16"E 659.80

N89°48'28"W 2640.53

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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.

NW CORNER  
 LOT 1  
 HOLTON'S HACIENDAS

LOT 1  
 HOLTON'S HACIENDAS

LOT 2  
 HOLTON'S HACIENDAS

LOT ONE  
 74434 SF.  
 1.71 AC.

NOT A PART  
 OF THIS  
 SUBDIVISION

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR L.S. 24943 (SET IN CONC.)
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◆ MESA COUNTY BRASS CAP

1980.39

N00°01'43"E 659.73

SW CORNER  
 LOT 1  
 HOLTON'S HACIENDAS

SW CORNER  
 NW1/4 SW1/4  
 SECTION 5  
 T1S, R1E, U.M.