

# WALLACE MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That the undersigned Debra F. Wallace is the owner of that real property situated in the County of Mesa, State of Colorado and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Northeast corner of Section 19, Township 1 South, Range 1 East of the Ute Meridian, thence S 90° 00' 00" W along the north line of said Section 19 a distance of 379.93 feet to the Point of Beginning; Thence S 00° 11' 35" E a distance of 281.10 feet; thence S 90° 00' 00" W a distance of 130.00 feet; thence S 00° 11' 35" E a distance of 299.90 feet; thence N 90° 00' 00" W a distance of 150.00 feet; thence S 00° 11' 35" E a distance of 300.05 feet; thence S 89° 52' 58" E a distance of 93.33 feet; thence S 00° 11' 35" E a distance of 447.00 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 19; thence S 89° 52' 58" E along said South line a distance of 93.81 feet; thence N 00° 12' 56" W a distance of 477.00 feet; thence S 89° 52' 58" E a distance of 93.33 feet; thence S 00° 12' 56" E a distance of 477.00 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 19; thence S 89° 52' 58" E along said South line a distance of 50.00 feet; thence N 00° 12' 56" W a distance of 1328.73 feet to a point on the North line of said Section 19; thence S 90° 00' 00" W along the North line of Section 19 a distance of 49.94 feet to the Point of Beginning. Containing 5.25 acres more or less.

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

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 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 16<sup>th</sup> day of February A.D., 1986.

BY Debra F. Wallace  
Debra F. Wallace

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 1986 by owner Debra F. Wallace.

My Commission Expires: April 30, 1989.  
Witness my hand and official seal.

Tana A. Nelson  
Notary Public

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20<sup>th</sup> day of February A.D., 1986. County Planning Commission of the County of Mesa, Colorado.

Paul W. Nelson  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21<sup>st</sup> day of February A.D., 1986. Board of County Commissioners of the County of Mesa, Colorado.

James C. Wood  
Chairman

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }

Section: 1414739 Drawn: Y-33

I hereby certify that this instrument was filed in my office at 11:20 o'clock A.M., this 05 day of March, 1986, and is duly recorded in Plat Book No. 13, Page 333.

Earl S. Smith  
Clerk and Recorder

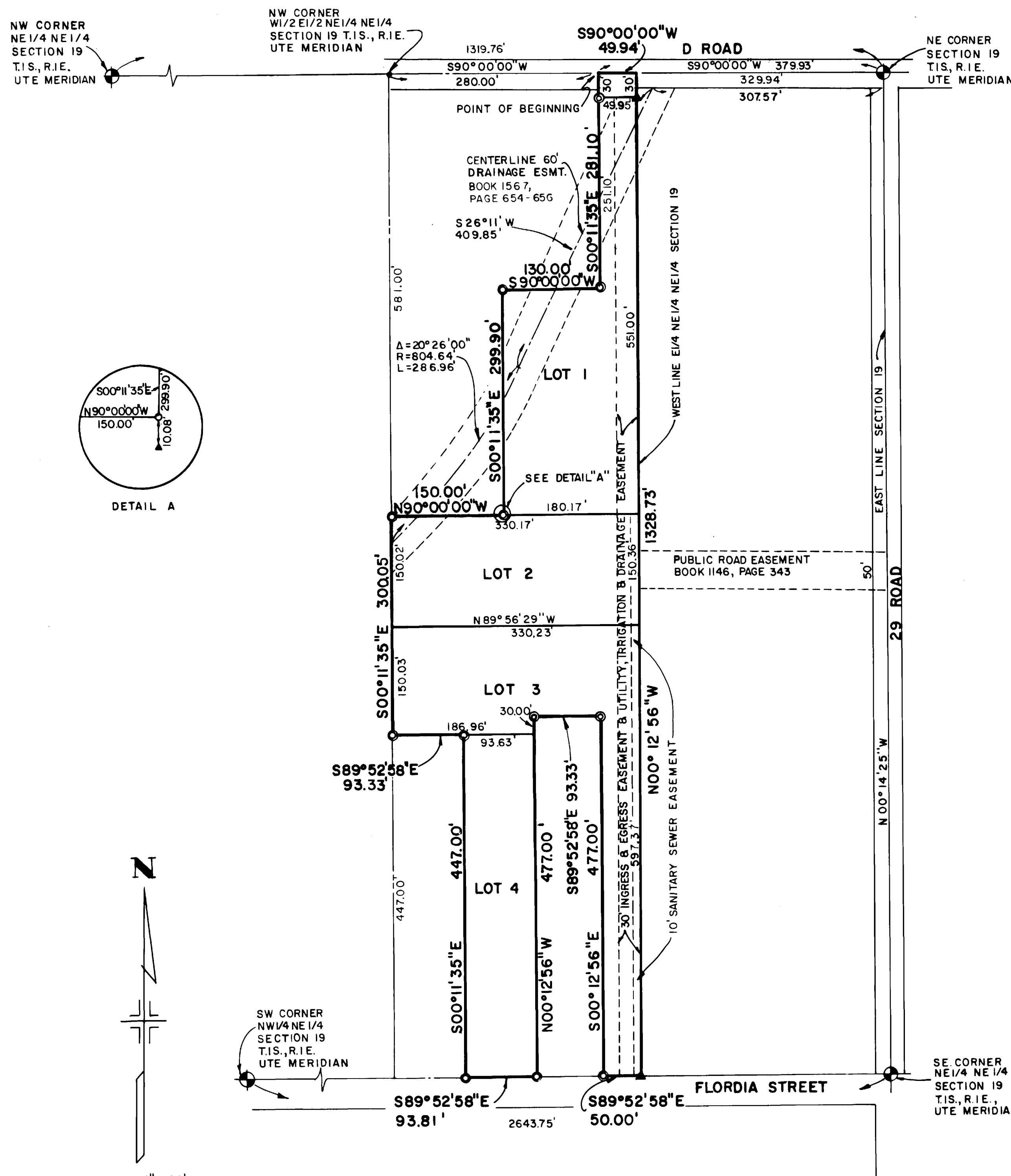
Barbara L. Smith  
Deputy

Rec'd: 10<sup>00</sup>

## SURVEYORS CERTIFICATE

I, Stephen V. Snyder, do hereby certify that the accompanying plat of Wallace Minor 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.

Stephen V. Snyder  
Stephen V. Snyder  
Registered Land Surveyor  
Colorado Registration No. 16423



## LEGEND

- FOUND NAIL
- FOUND PIN & CAP
- ▲ FOUND REBAR IN CONCRETE (NO CAP)
- ⊕ MESA COUNTY SURVEY MONUMENTS
- ⊙ SET PIN & CAP IN CONCRETE

UTILITY COORDINATING COMMITTEE

Charles E. Stebbins July 25, 1986  
CHAIRMAN DATE

## WALLACE MINOR SUBDIVISION

DATE <u>March, 1986</u>	SCALE <u>1" = 100'</u>
<b>FINAL PLAT</b>	SHEET <u>1</u> OF <u>1</u>