

# TERRASOL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property situated in Section 18, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 18, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado, thence S90°00'00"W 464.00 feet; thence S37°01'W 172.40 feet; thence S35°38'W 667.60 feet; thence S54°22'E 30.00 feet to the TRUE POINT AND PLACE OF BEGINNING; thence S54°22'E 178.00 feet; thence N35°38'E 104.00 feet; thence S54°22'E 93.97 feet; thence along the Westerly Right-of-Way of Redlands Parkway the two following courses and distances: S41°45'59"W 234.99 feet; thence S43°00'59"W 98.38 feet; thence leaving said Right-of-Way S81°57'W 292.76 feet; thence N32°38'E 430.00 feet along the Easterly line of South Broadway to the TRUE POINT AND PLACE OF BEGINNING containing 1.990 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as Terrasol Subdivision, 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 dedicates 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 the 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 has caused his name to be hereunto subscribed this 22 day of April, A.D., 1985.

Charles R. Page  
Charles R. Page

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 1985 by Charles R. Page.

My commission expires 3/5/89  
Witness my hand and official seal.

Carmen Alcega  
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

Y-14

I hereby certify that this instrument was filed in my office at 4:40 o'clock P. M. this 01<sup>st</sup> day of MAY, A.D., 1985, and is duly recorded in Plat Book No. 13, Page 314. Reception No. 1389136.

Earl Sawyer  
Clerk and Recorder

Lyndee R. Brewer  
Deputy

Fees: \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 30 day of APRIL, A.D., 1985. County Planning Commission of the County of Mesa.

Paul W. Nelson  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 23<sup>rd</sup> day of April, A.D., 1985. Board of County Commissioners of the County of Mesa.

Richard C. Pook  
Chairman

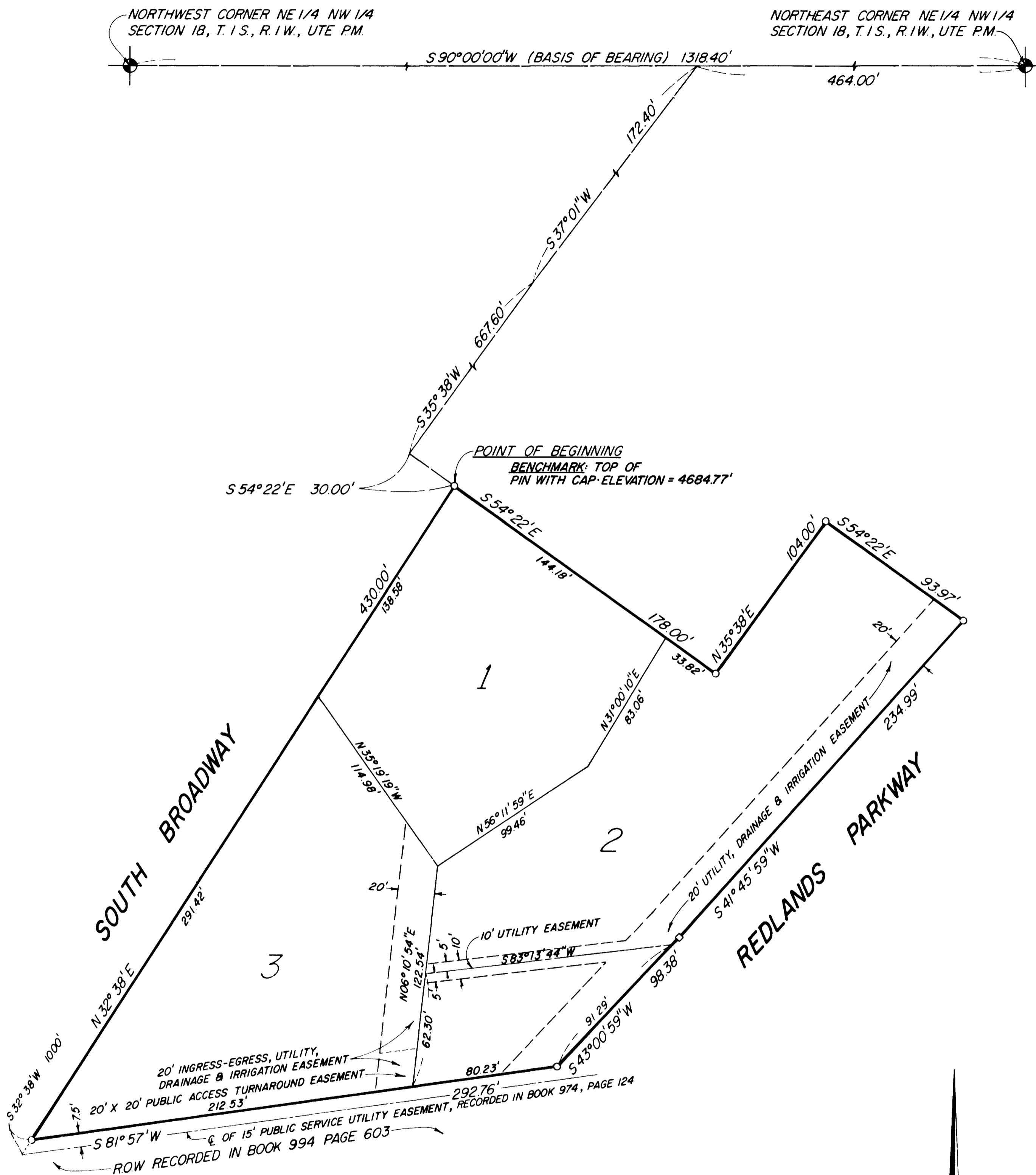
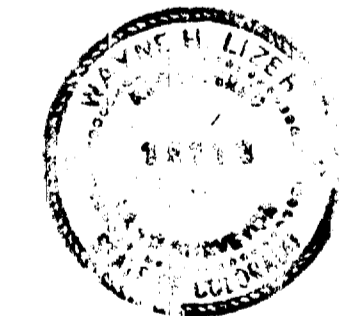
SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Land Surveyor in the State of Colorado, hereby certify that Terrasol Subdivision was prepared under my direction from field notes of a survey done in the field by me on April 24, 1984, and that this plat accurately represents said survey.

Wayne H. Lizer 4/22/85  
Wayne H. Lizer  
Registered Land Surveyor  
P.E., L.S. No. 14113

Charles E. Shooban  
Approved: Chairman, Utilities Coordinating Committee

Date: April 22, 1985



## LEGEND

- MESA COUNTY BRASS CAP
- MESA COUNTY R.O.W. MONUMENT
- PIN SET IN CONCRETE WITH CAP
- ┆ PIN SET AT LOT CORNER WITH CAP

## AREA SUMMARY

AREA IN LOTS - 1.990 AC. = 100.0%

0 10' 20' 40' 80'  
SCALE: 1" = 40'

TERRASOL SUBDIVISION

**W.H. LIZER & ASSOCIATES**  
ENGINEERING & SURVEYING  
576 25 ROAD · UNIT B · 241-1129  
GRAND JUNCTION · COLORADO · 81505