

# BEEZLEY - HALL

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Linda K. Ross is the owner of that real property situated in the County of Mesa, State of Colorado and being that part of the NE 1/4 NW 1/4 Section 31, T19, R1E of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

The South 100 feet of the East 15 acres of the NE 1/4 NW 1/4 of Section 31, T19, R1E of the Ute Meridian, described by metes and bounds as follows:

Commencing at the N 1/4 corner of Section 31, T19, R1E of the Ute Meridian and considering the North line of the NE 1/4 NW 1/4 of said Section 31 to bear N89°50'00"W with all other bearings contained herein relative thereto; thence 90°11'50"W 1321.26' to the SE corner of said NE 1/4 NW 1/4 and the true Point of Beginning; thence S89°55'00"E 494.40' to the SE corner of Alpine Acres Subdivision; thence N0°11'50"E 100.00' to the true Point of Beginning; thence N89°55'00"E 494.40' to the SE corner of said NE 1/4 NW 1/4; thence 90°11'50"W 100.00' to the true Point of Beginning.

Containing 1.135 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Beezley-Hall, 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 UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, and 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 expense for street paving or improvement shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 14th day of August, A.D., 1981.

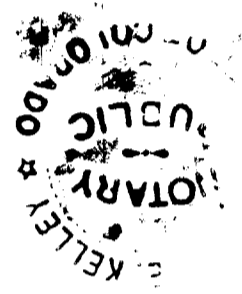
Linda K. Ross  
Linda K. Ross

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 14th day of August, A.D., 1981 by Linda K. Ross.

My Commission Expires March 18, 1985  
Witness my hand and official Seal.

Jennie E. Kelley  
Notary Public



### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:19 o'clock P.M., this 14th day of August, A.D., 1981, and is duly recorded in Plat Book No. 149.

Fees \$ 10.00  
Candace De Rose Deputy  
Earl Saurer Clerk and Recorder

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of August, A.D., 1981 County Planning Commission of the County of Mesa, Colorado.

D. K. ...  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

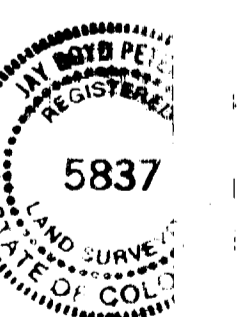
Approved this 11th day of August, A.D., 1981 Board of County Commissioners of the County of Mesa, Colorado.

Margie Albena  
Chairman

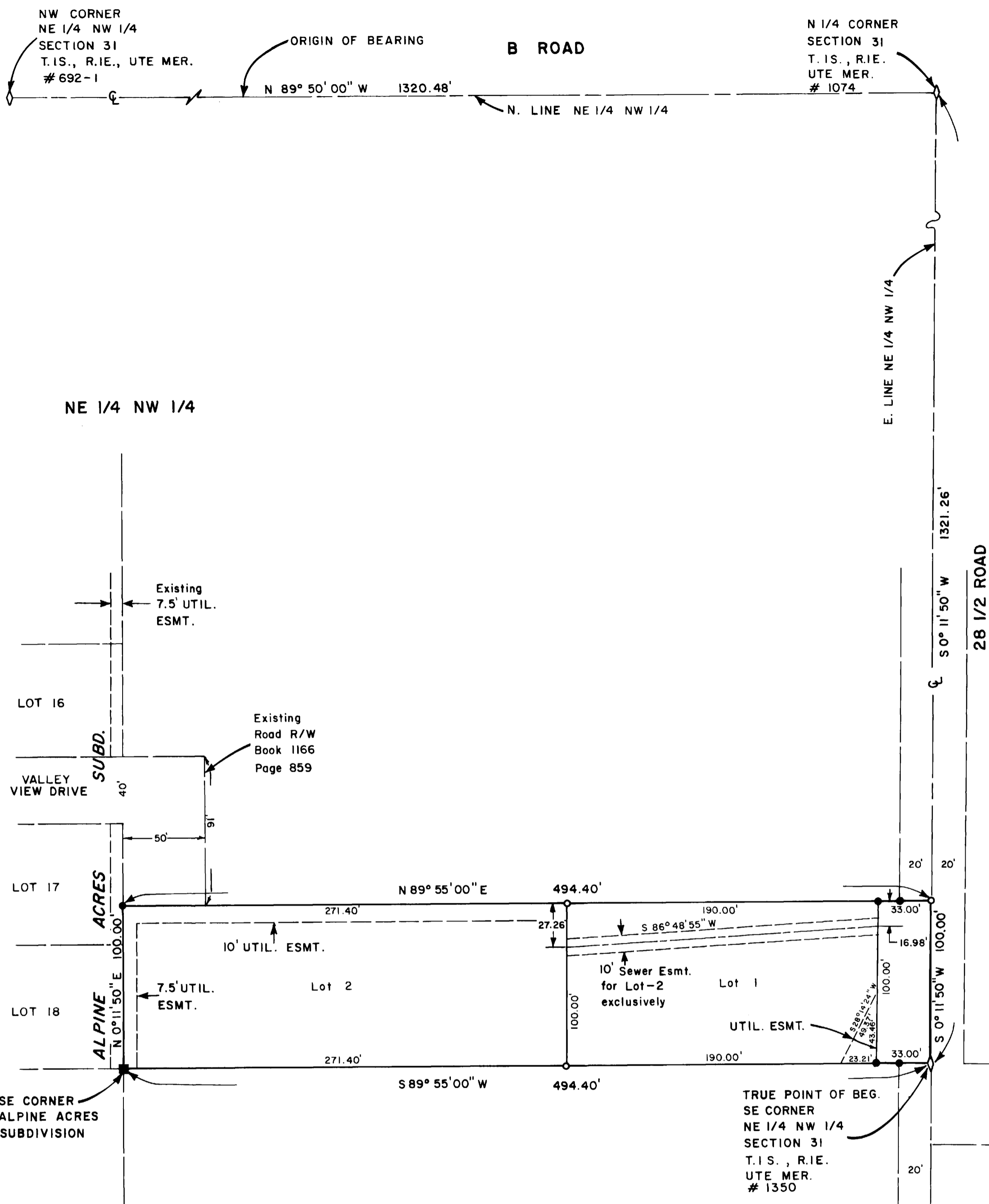
### SURVEYOR'S CERTIFICATE.

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Beezley-Hall, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

J. Boyd Peterson  
J. Boyd Peterson  
Colorado Reg. No. 5837  
6/30/81



By Thomas P. Bahretz Date 23 July 1981  
Chairman UTILITIES COORDINATING COMMITTEE



**AREA QUANTITIES**

Lot 1	= 0.436 Ac.	= 38.4 %
Lot 2	= 0.623 Ac.	= 54.9 %
Road R/W	= 0.076 Ac.	= 6.7 %
<b>Total</b>	<b>= 1.135 Ac.</b>	<b>= 100 %</b>

- LEGEND**
- ◇ Mesa Co. Survey Mon.
  - #5 Rebar / cap set In Conc. # 5837
  - #5 Rebar / cap set # 5837
  - #5 Rebar / cap found - set In Conc.

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.

WESTERN ENGINEERS, INC.  
PLAT OF  
**BEEZLEY - HALL**  
SUBDIVISION  
MESA COUNTY, COLORADO  
SURVEYED R.A.M. DRAWN D.S.G. CHECKED J.B.P.  
GRAND JUNCTION, COLO. DWG. 715-930-1 6/30/81