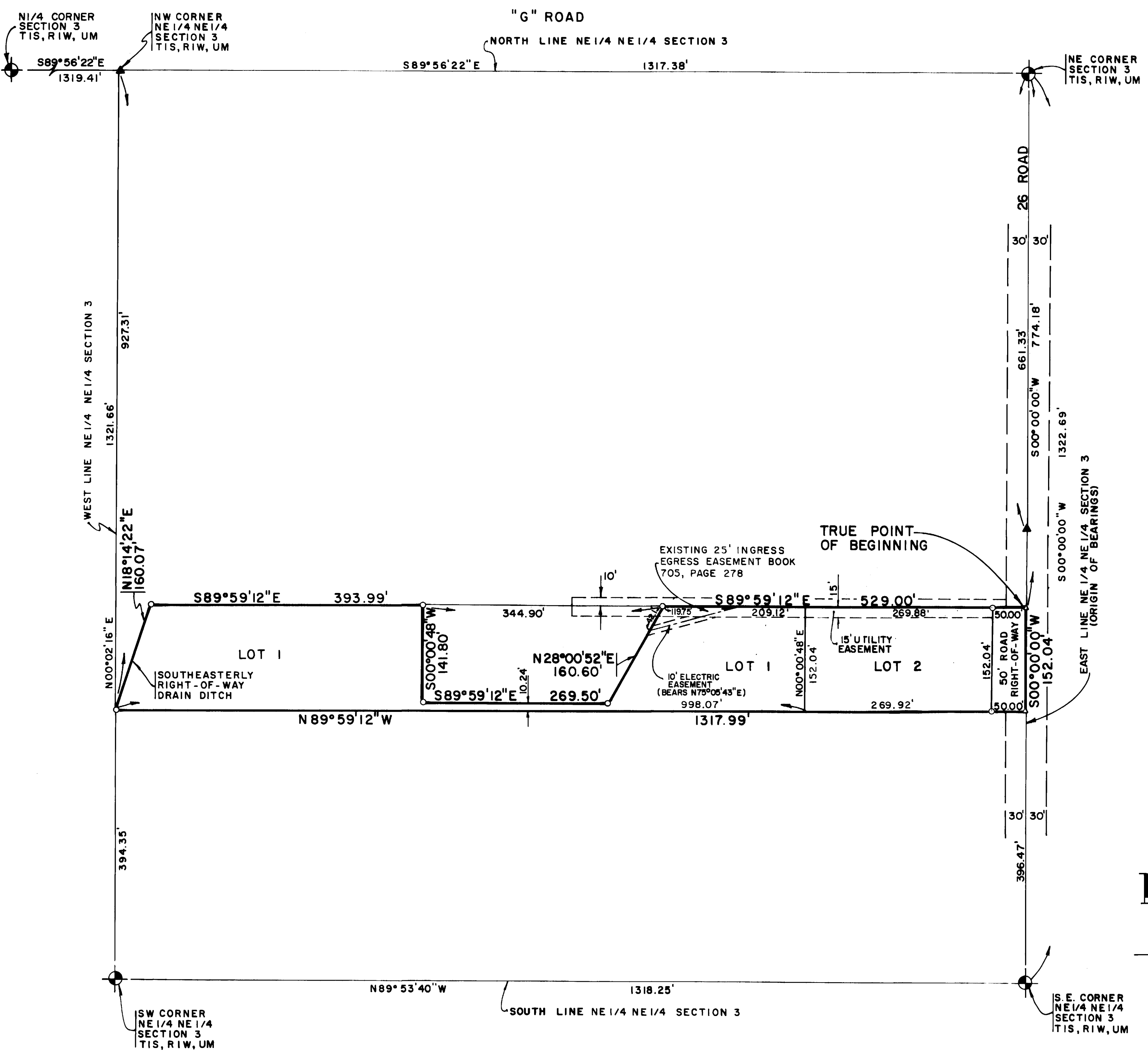


# WALKER'S SUBDIVISION



- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
  - ▲ Indicates Found Hinge Nail
  - △ Indicates P.K. Nail Set



Total Number of Lots - 2

**AREA QUANTITIES**

TOTAL AREA IN LOTS	3.338 Ac. or 95.02%
TOTAL AREA IN R.O.W.	0.175 Ac. or 4.98%
<b>TOTAL AREA</b>	<b>3.513 Ac. or 100.00%</b>

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Louis M. Walker and Wilma C. Walker are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the S 1/2 NE 1/4 NE 1/4 of Section 3, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NE Corner of said Section 3; Thence S 00° 00' 00" W along the east line of the NE 1/4 NE 1/4 of said Section 3 a distance of 774.18 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00° 00' 00" W along said east line of the NE 1/4 NE 1/4 of said Section 3 a distance of 152.04 feet; Thence N 89° 59' 12" W 1317.99 feet to a point on the west line of the NE 1/4 NE 1/4 of said Section 3 and the southeasterly right of way of an existing drain ditch; Thence N 18° 14' 22" E along said southeasterly right of way of an existing drain ditch a distance of 160.07 feet; Thence S 89° 59' 12" E 393.99 feet; Thence S 00° 00' 48" W 141.80 feet; Thence S 09° 59' 12" E 269.50 feet; Thence N 28° 00' 52" E 160.60 feet; Thence S 89° 59' 12" E 529.00 feet to the TRUE POINT OF BEGINNING, containing 3.513 acres.

That said owners have caused the said real property to be laid out and surveyed as Walker's Subdivision, a subdivision of a part of Mesa County, 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 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 22 day of August A.D., 1980.

Louis M. Walker  
Louis M. Walker  
Wilma C. Walker  
Wilma C. Walker

STATE OF COLORADO )  
COUNTY OF MESA ) SS # 1237945

The foregoing instrument was acknowledged before me this 22 day of August A.D., 1980 by Louis M. Walker and Wilma C. Walker.

My commission expires: Aug. 9 1981. Witness my hand and official seal. Thomas A. Logue  
Notary Public

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) SS # 1237945

I hereby certify that this instrument was filed in my office at 11:46 o'clock A.M. this 22 day of October A.D., 1980, and is duly recorded in Plat Book No. 12, Page 227.

Earl Sawyer Clerk and Recorder  
By Hazel M. Huskey Deputy  
Fees: \$ 10.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 20th day of October A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

Cliff Somerville  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 20th day of October A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Mike Peterson  
Chairman

**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Walker's 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.

James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: Wayne Weathers  
u.c.c. Chairman

Date: 10-16-1980

**WALKER'S SUBDIVISION**