

# MAXWELL SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 Section 18, T.1S, R.1W, U. W. as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the SW Corner of said Section 18; Thence N. 00° 22' 00" W. along the West line SW 1/4 of said Section 18 a distance of 169.58 feet to the TRUE POINT OF BEGINNING. Thence continuing N. 00° 22' 00" W. 190.42 feet; Thence N. 89° 34' 00" E. 217.80 feet; Thence S. 00° 22' 00" E. 360.00 feet; Thence S. 89° 34' 00" W. 80.00 feet; Thence N. 00° 22' 00" W. 175.87 feet; Thence S. 85° 51' 37" W. 98.10 feet; Thence S. 89° 38' 00" W. 40.00 feet to the TRUE POINT OF BEGINNING. Containing 1.256 Acres.

That said owners have caused the said real property to be layed out and surveyed as Maxwell 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 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, 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 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 20<sup>th</sup> day of April, A.D., 1977.

Clifford Maxwell  
Clifford Maxwell

Nona L. Maxwell  
Nona L. Maxwell

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1151010

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, A.D., 1977, by Clifford Maxwell and Nona L. Maxwell.

My Commission Expires: May 27, 1978  
Witness my hand and official seal:

Sharon DeLoe  
Notary Public

# 1151010

### CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:30 o'clock P.M., this 18<sup>th</sup> day of January, A.D., 1978 and duly recorded in Plat Book No. 11 Page 324.

Earl Sawyer  
Clerk and Recorder

By Hazel M. Huskey  
Deputy

Fees. \$ 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25<sup>th</sup> day of April, A.D., 1977. County Planning Commission of the County of Mesa Colorado.

Clifford Maxwell  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 27 day of April, A.D., 1977. Board of County Commissioners of the County of Mesa Colorado.

Howard Roland  
Chairman

### SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Maxwell 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

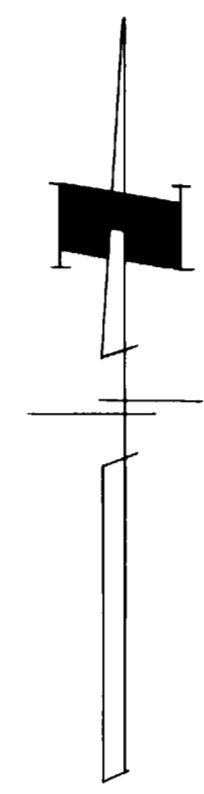
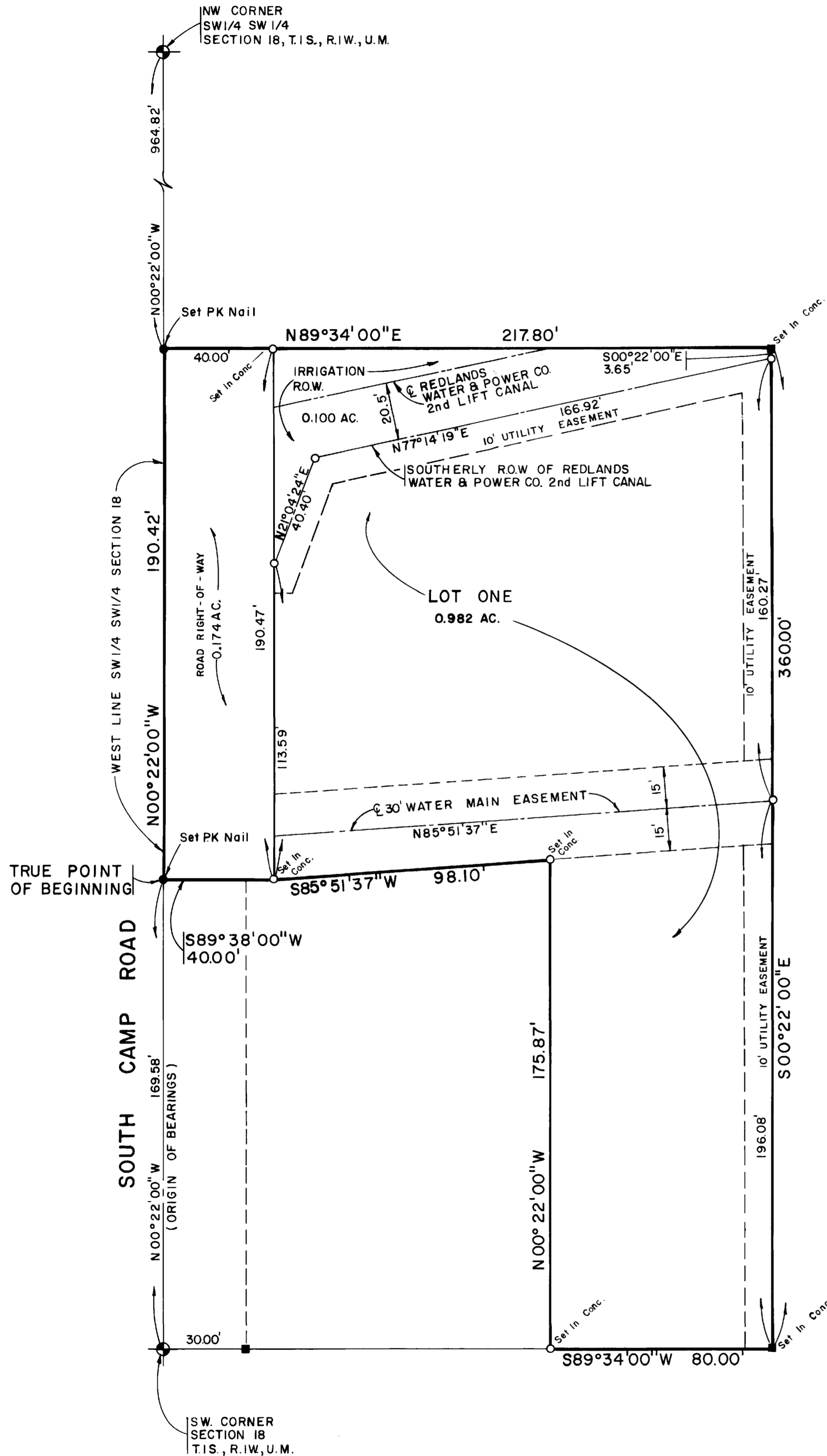
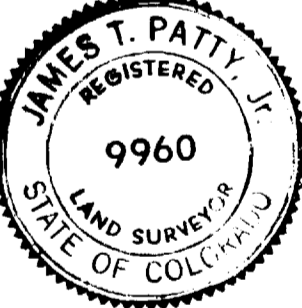
Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C. R. S. 1973, 38-51-101-102, as amended.

Robin C. Head  
Mesa County Surveyor

Date: 4-29-77

Jack Bowman  
Mesa County Road Department

Date: 4-26-77



### LEGEND

- ⊕ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap By L.S. 12093
- Indicates Found # 5 Rebar And Cap Set By L.S. 6752

### AREA QUANTITIES

Total Acres = Lot One	0.982 Ac.
Total Acres = Street	0.174 Ac.
Total Acres = Irrigation R.O.W.	0.100 Ac.
<b>Total</b>	<b>1.256 Ac</b>

MAXWELL SUBDIVISION  
ROBERT P. GERLOFS  
Engineering Consultants 825 ROOD ST. GRAND JCT, COLO. 81501, PHONE 243-8866  
APRIL, 1977