

M.C.S.M. E 1/4 CORNER  
SECTION 5, T1S R1E, UM

# LITTLE TRIO SUBDIVISION

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Louis Walker and Berneita F. Nixon are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the NE 1/4 SE 1/4 Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian as shown by the accompanying plat thereof; said tract being more specifically described by metes and bounds as follows:

Beginning at a point 559.83 feet South of the East Quarter Corner of Section 5, Township One South, Range One East of the Ute Meridian, thence West 150.0 feet, thence North 80.0 feet, thence West 255.0 feet, thence South 505.83 feet, thence N 89°53' E 240.0 feet, thence North 252.48 feet, thence S 89°15'30" E 165.0 feet, thence North 175.0 feet to the Point Of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Little Trio Subdivision, a subdivision of a part of the County of Mesa.

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 easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; water mains; gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches flumes and conduits.

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 owners Louis Walker and Berneita F. Nixon have caused their names to be hereunto subscribed this 1st day of September A.D., 1972

*Louis Walker*  
LOUIS WALKER

*Berneita F. Nixon*  
BERNEITA F. NIXON

STATE OF COLORADO ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 1st day of September A.D., 1972 by Louis Walker and Berneita F. Nixon.

My Commission expires November 12, 1973  
Witness my hand and official seal

*John C. Shepherd*  
NOTARY PUBLIC



### CLERK AND RECORDER'S CERTIFICATE 1032320

STATE OF COLORADO ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:24 o'clock P.M., Sep 18 A.D., 1972, and is duly recorded in Plat Book No. 11, Page 65.

*Annelle M. Dunston*  
CLERK AND RECORDER

Fees \$10.00

By \_\_\_\_\_ DEPUTY

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of September, A.D., 1972.  
County Planning Commission of the County of Mesa, Colorado.

*William E. Safford*  
CHAIRMAN

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 18th day of September, A.D., 1972.  
Board of County Commissioners of the County of Mesa, Colorado.

*Edwin E. Larson*  
CHAIRMAN

### SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompany plat of Little Trio Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same

*Clarence J. Bielak*  
REGISTERED LAND SURVEYOR

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

*Roger C. Head*  
MESA COUNTY SURVEYOR

*Ernest W. Soren*  
MESA COUNTY ROAD DEPT Date 9-18-72

*W. J. Woodland*  
UTILITIES COORDINATING COMMITTEE Date 9/18/72



WESTERN ENGINEERS, INC.  
PLAT OF  
LITTLE TRIO  
SUBDIVISION  
MESA COUNTY, COLORADO

SURVEYED 668 DRAWN 668 TRACED 668 668  
390000 BRAND JUNCTION, COLO DWG. 1-615-2 8/23/72

