

RATLIFF'S SUBDIVISION REPLAT OF A PART OF LOT 4, BLOCK 2 WATSON'S SUBDIVISION

DEDICATION



KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of a part of Lot 4 Block 2 of WATSON'S SUBDIVISION a subdivision of Mesa County, Colorado as recorded in Plat Book 7 Page 65, and conveyed to the owners by a Deed recorded in Book 2073 Page 895, 896. More particularly described as follows:

Lot 4 in Block 2 of Watson's Subdivision EXCEPT Beginning at a point on the Easterly line of said Lot 4, also being the Northwesterly corner of Lot 1B in Block 1 of Ridges Subdivision, Filing No. 1 as recorded in Plat Book 11 at Page 268 of the Mesa County Clerk and Recorder's Office; thence S 44°52'00" W, being the basis of bearings, along said Lot 4 and said Lot 1B a distance of 93.16 feet; thence N 12°20'20" E along the West line of said Lot 4 a distance of 107.00 feet; thence S 48°03'48" E 57.61 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as RATLIFF'S SUBDIVISION a replat of a part of Lot 4 Block 2 of Watson's Subdivision, a subdivision of Mesa County, Colorado.

That the said owners do hereby dedicate and set apart all of the streets and right of ways as shown on the accompanying plat to Mesa County for the use of the public forever, and does hereby dedicate to the public utilities those portions of the accompanying plat labeled as utility easements as perpetual easements for the installation and maintenance of utilities including, but not limited to, electric lines, telephone lines, cable TV lines, sewer lines, water lines, and natural gas lines. All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners have caused their names to be subscribed:

 Clarence E. Ratliff
  Terry W. Ratliff

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13th day of December 1996, by Clarence E. Ratliff and Terry W. Ratliff.

My commission expires _____ Notary Public

LIEN HOLDER APPROVAL

I hereby acknowledge and approve of Ratliff's Subdivision.


 K. Eldean Smith



COUNTY PLANNING COMMISSION

Approved this 18th day of December A.D. 1996, by the County Planning Commission of the County of Mesa, State of Colorado.


 Kathryn A. Hall
 Chairperson

BOARD OF COUNTY COMMISSIONERS

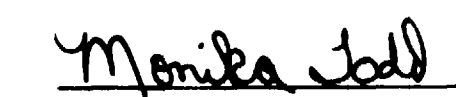
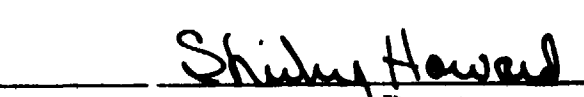
Approved this 13th day of December A.D. 1996, by the Board of County Commissioners for the County of Mesa, State of Colorado.


 Thomas A. Nish
 Chairperson

CLERK AND RECORDERS CERTIFICATE

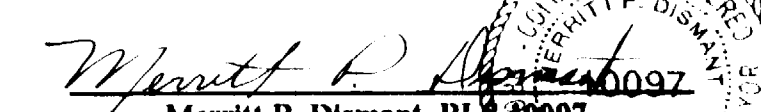
STATE OF COLORADO
COUNTY OF MESA

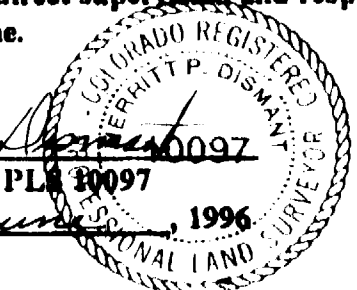
I hereby certify that this instrument was filed in my office at 2:51 o'clock P.M. this 13th day of December A.D., 1996 and is duly recorded in plat Book 15, Page 215, Reception No. 1781673, Drawer No. CC113

 Monica Todd
  Shilvy Howard
 10⁰⁰ / 1⁰⁰ Fees

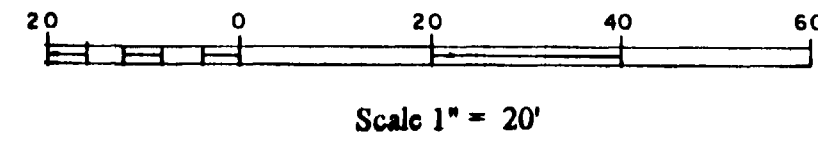
SURVEYORS CERTIFICATE

I, Merritt P. Diamant do hereby certify that the accompanying plat of RATLIFF'S SUBDIVISION has been prepared under my direct supervision and responsibility and accurately represents a field survey of same.


 Merritt P. Diamant, P.L.S. 40097
 Dated this 21st day of January, 1996

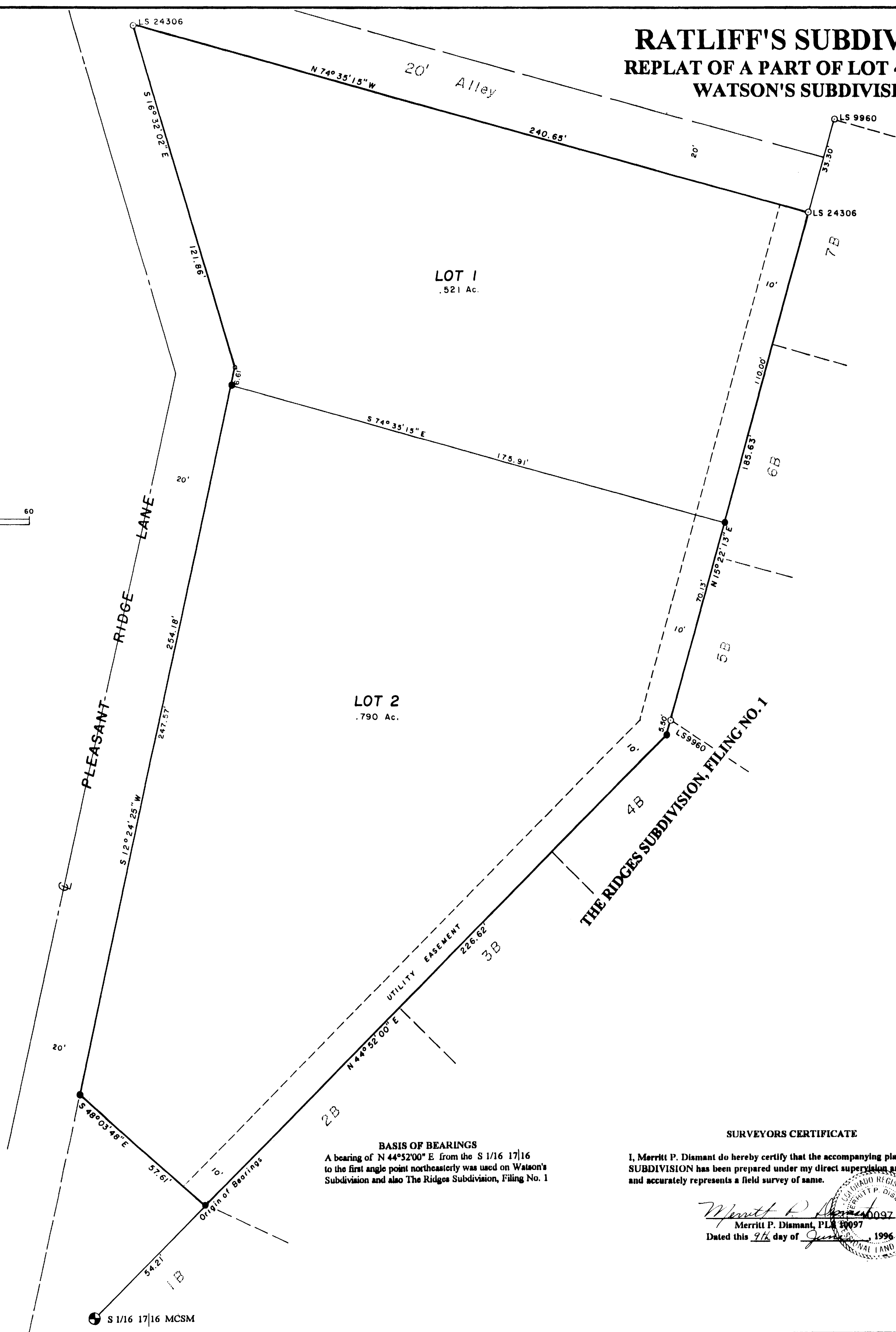


BASIS OF BEARINGS
A bearing of N 44°52'00" E from the S 1/16 17/16 to the first angle point northeasterly was used on Watson's Subdivision and also The Ridges Subdivision, Filing No. 1



AREA SUMMARY
Lots 1.311 Acres 100%

- LEGEND**
- Found rebar with cap
 - Found rebar without cap
 - Set #5 rebar with 2" Alum. cap
 - Boundary monuments set in concrete



RATLIFF'S SUBDIVISION
 Replat of a Part of Lot 4, Block 2
 WATSON'S SUBDIVISION
 In Sections 16 & 17, T.1 S., R.1 W., Ute Meridian
 Mesa County, Colorado