

BROADWAY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, James M. Wagner and Marjorie Wagner and Frank Nisley Jr. and Marshall W. Scott are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the SE 1/4 SE 1/4 of Section 15, Township 11 South, Range 101 West of the 6th. 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 which is N04°11'00"E 328.39 feet from the Southeast Corner of Section 15, Township 11 South, Range 101 West of the 6th. Principal Meridian, said point being on the East line of said Section 15, N04°11'00"E 1006.51 feet along said East line, thence N89°41'30"W 653.8 feet to an accepted North-South fence line, thence S04°16'59"W 1289.47 feet along said fence line to the Northernly right-of-way line of Colorado Highway 340, thence along said right-of-way N89°39'00"E 181.60 feet, thence N03°21'00"E 275.00 feet, thence N89°39'00"E 479.1 feet to the point of beginning. Containing 16.284 Acres more or less.

That the said owners have caused the said real property to be laid out and surveyed as Broadway 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 with further right of ingress and egress to and from the above described utility easements; and those portions of said real property which are labeled as irrigation 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 Frank Nisley Jr. and Marshall W. Scott and James M. Wagner and Marjorie Wagner, have caused their names to be hereunto subscribed this 15th day of August, A.D., 1974.

James M. Wagner (James M. Wagner HUSBAND)
Marjorie Wagner (Marjorie Wagner WIFE)
Dorothy Louise Nisley (Dorothy Louise Nisley WIFE)
Felice M. Scott (Felice M. Scott WIFE)
Frank Nisley Jr. (Frank Nisley Jr. HUSBAND)
Marshall W. Scott (Marshall W. Scott HUSBAND)

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 15th day of August by Frank Nisley Jr. and Marshall W. Scott and James M. Wagner and Marjorie Wagner.

My Commission expires July 25, 1978
Witness my hand and official seal.

Arlean B. Harney
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss.

I hereby certify that this instrument was filed in my office at 11:40 o'clock A.M., Sep. 6, A.D., 1974, and is duly recorded in Plat Book No. 11, Page 123

Fees \$10.00

Annita M. Timmon
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of Aug, A.D., 1974.
County Planning Commission of the County of Mesa, Colorado.

James A. Hill
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 19th day of August, A.D., 1974.
Board of County Commissioners of the County of Mesa, Colorado.

Edwin J. Hansen
Chairman

SURVEYOR'S CERTIFICATE

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

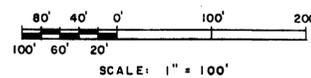
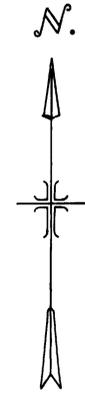
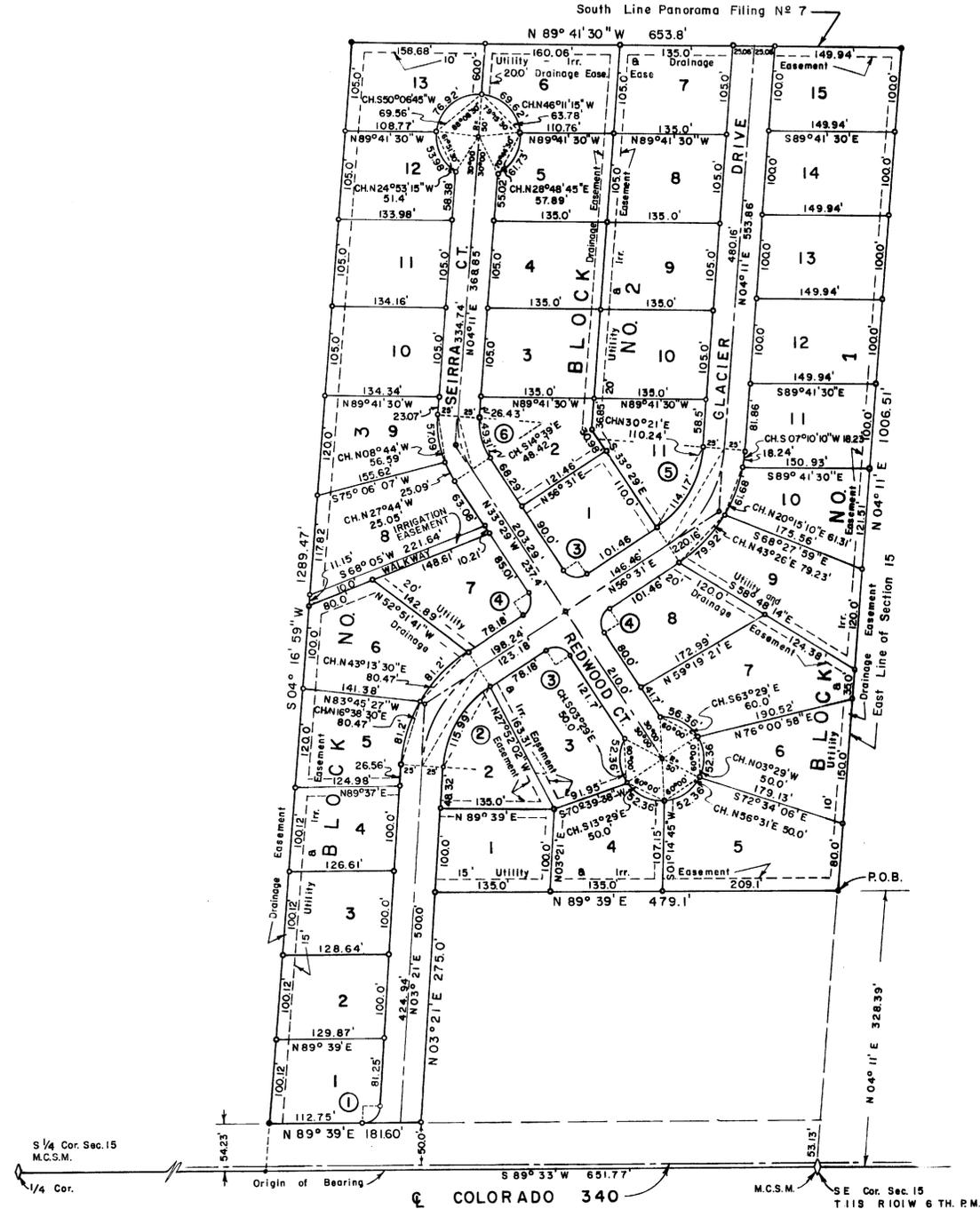
Approved for content and form only and not to the accuracy of surveys, calculations and drafting. Pursuant to C. R. S. 1963, 136-2-2 as amended.

Clarence J. Bielak
Registered Land Surveyor

Roger C. Hood
Mesa County Surveyor

Emmet H. Sears
Mesa County Road Dept. Date 8-16-74

Priscilla F. Wilbert
Utilities Coordinating Committee Date 8-16-74



LEGEND

- Mesa County Survey Monument
- Steel Pin w/cap N# 2729
- Steel pin set in concrete

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC. L.	CHORD
①	86° 18'	20.0'	18.75'	30.12'	N46° 30' E 27.36'
②	53° 10'	150.0'	75.06'	€139.19'	N29° 56' E 134.25'
③	90° 00'	20.0'	20.00'	31.42'	S78° 29' E 28.28'
④	90° 00'	20.0'	20.00'	31.42'	N11° 31' E 28.28'
⑤	52° 20'	150.0'	73.70'	€137.00'	N30° 21' E 132.30'
⑥	37° 40'	100.0'	34.11'	€65.74'	S14° 39' E 64.56'

WESTERN ENGINEERS, INC.
PLAT OF
BROADWAY SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED C.J.B. DRAWN C.J.B. TRACED G.L.A.
GRAND JUNCTION, COLO. DWG. I-126-22 3/7/74