

# PEONY MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Elizabeth Arcieri, is the owner of that real property situated in the County of Mesa, State of Colorado, and that being part of the Southeast 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian which is described in book 1810, page 841, of the Mesa County Records, as shown on the accompanying plat, said real property being more particularly described, from result of survey, as follows:

Commencing at a Mesa County brass cap at the S 1/4 Corner of said Section Fifteen; thence S89°30'00"E 2640.89 feet to a Mesa County brass cap at the S.E. Corner of said Section Fifteen; thence N85°38'05"W 654.63 feet to the S.W. Corner of Broadway Sub-division at the northerly right-of-way line of Colorado State Highway 340 and the point of beginning; thence on said right-of-way line N89°23'55"W 197.31 feet; thence leaving said right-of-way line N03°19'40"E 1318.31 feet to the southerly line of Panorama Subdivision, Filing No. Seven; thence on said southerly subdivision line S89°13'00"E 220.62 feet to the N.E. Corner of a tract described at Book 1044, Page 645 Mesa County Records; thence S04°20'27"W on the westerly line of Broadway Subdivision 1318.92 feet to the beginning.

That said owner has caused the said real property to be laid out and surveyed as Peony Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that part of Peony Drive as shown on the accompanying plat to the use of the public forever.

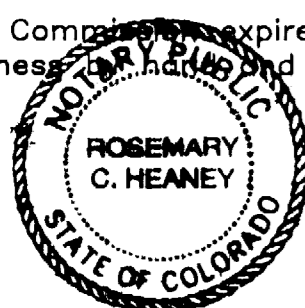
IN WITNESS WHEREOF said owner, Elizabeth Arcieri has caused her name to be hereunto subscribed this 20th day of July A.D., 1993.

*Elizabeth Arcieri*  
Elizabeth Arcieri

(STATE OF COLORADO )  
( ) §  
(COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20th day of July A.D., 1993, by Elizabeth Arcieri.

My Commission expires February 15, 1996  
Witness my hand and official Seal.



*Rosemary C. Heaney*  
Notary Public

## CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO )  
( ) §  
(COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M., this 17th day of August A.D., 1993, and is duly recorded in plat Book No. 14 Page 144 Reception No. 149737.

Fee \$ 10.00  
*Judith Martin* Deputy  
*Monika Todd* Clerk and Recorder  
*Arwen AA22*

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of August A.D., 1993. County Planning Commission of the County of Mesa, Colorado.

*Mary Fuller*  
Chairman (Secretary)

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19th day of August A.D., 1993. Board of County Commissioners of the County of Mesa, Colorado.

*Joseph B. Genova*  
Chairman

## UTILITIES COORDINATING COMMITTEE

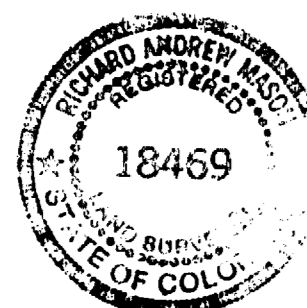
Approved this 20th day of July A.D., 1993. Utilities Coordinating Committee of the County of Mesa, Colorado.

*Gary R. Mathews*  
Chairman

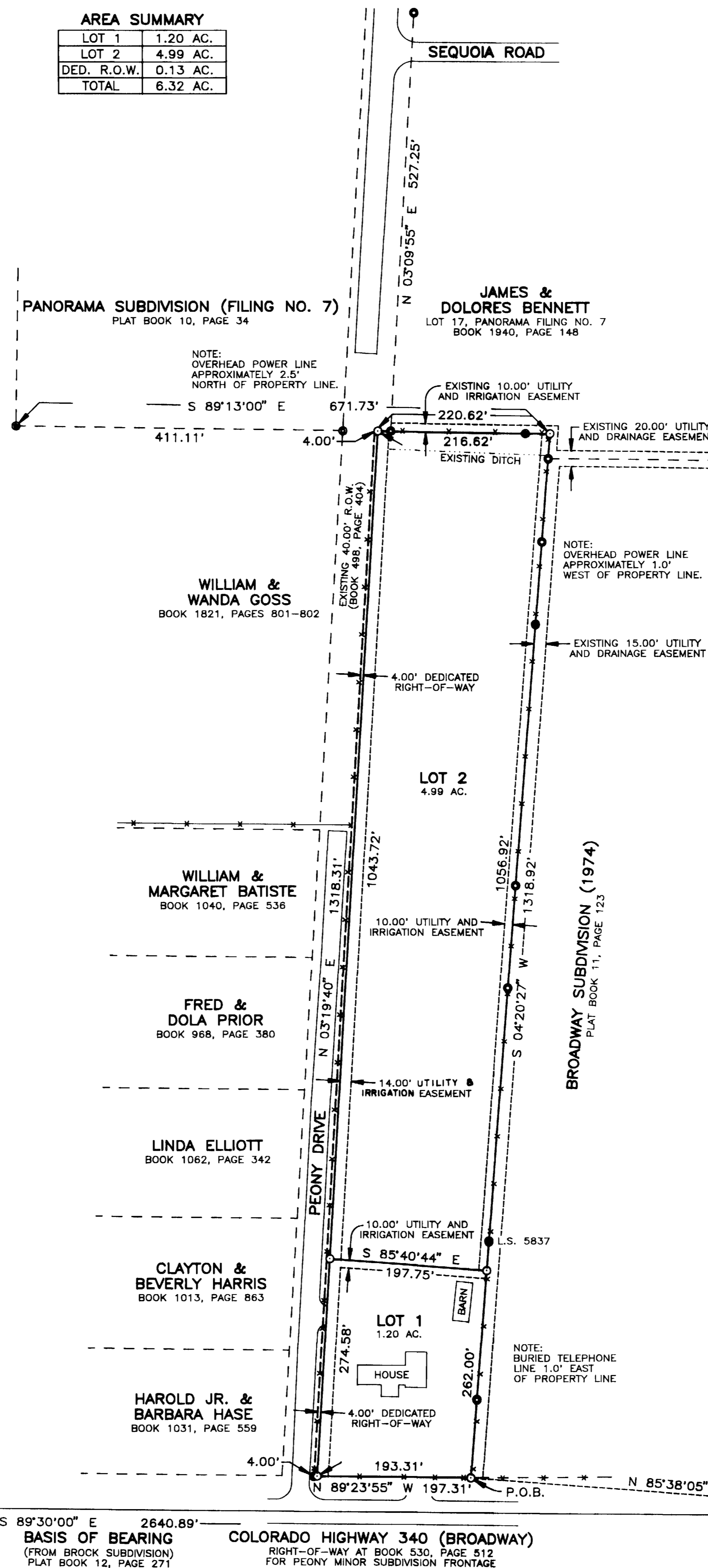
## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Peony Minor 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.

7/19/93 *Richard A. Mason*  
Date Richard A. Mason  
Colorado Reg. No. 18469

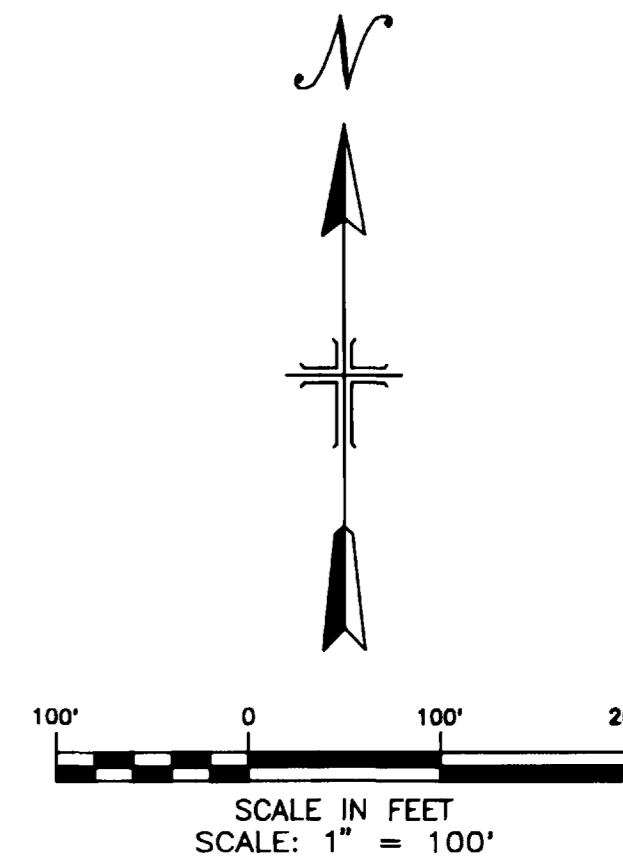


AREA SUMMARY	
LOT 1	1.20 AC.
LOT 2	4.99 AC.
DED. R.O.W.	0.13 AC.
TOTAL	6.32 AC.



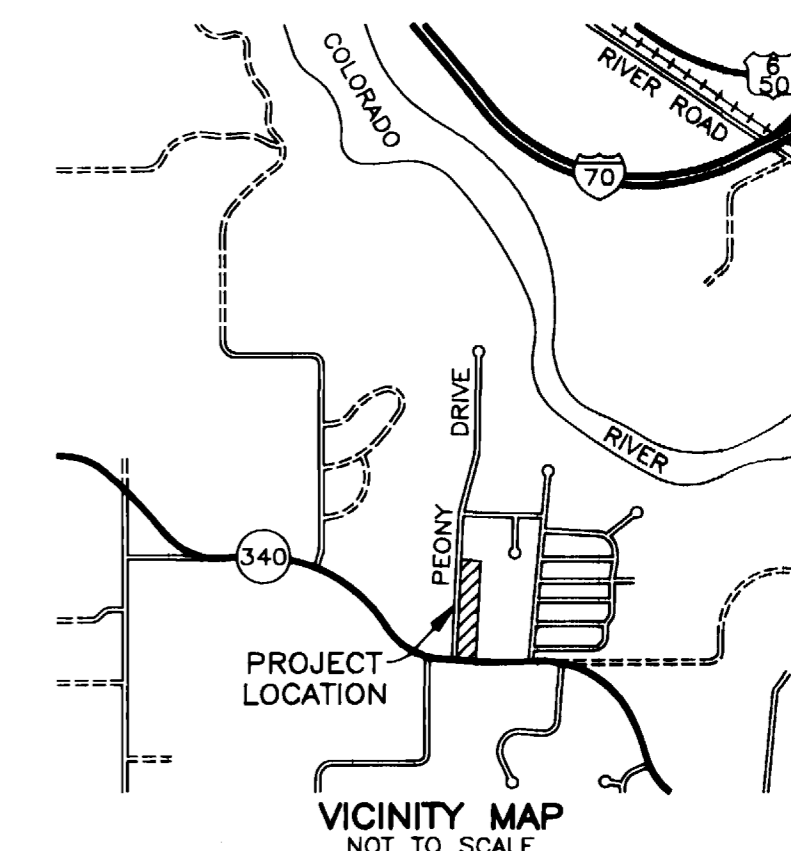
## NOTES:

- TITLE INFORMATION PROVIDED BY CLIENT, FROM TITLE INSURANCE COMPANY OF MINNESOTA POLICY NO. 1481841, EFFECTIVE DATE OF NOVEMBER 9, 1983.
- PROPERTY IS NOT IN A DESIGNATED FLOOD ZONE, AS PER F.I.R.M. COMMUNITY PANEL NO. 080115-0455-B, REVISED DATE OF JULY 15, 1992.
- BUILDING RESTRICTION ON LOT 2 UNTIL IMPROVEMENTS ARE COMPLETED.



## LEGEND:

- ◆ - MESA COUNTY SURVEY MONUMENT
- - SET #5 REBAR (L.S. 18469)
- - FOUND #5 REBAR (NO CAP)
- - FOUND #5 REBAR W/CAP (L.S. NOTED)
- - FOUND #4 REBAR (NO CAP)
- - FOUND #7 REBAR SET IN CONCRETE
- - EXISTING FENCE LINE



15 S 1/4 COR. SECTION 15 T11S, R101W 6TH P.M.

22

S 89°30'00" E 2640.89' BASIS OF BEARING (FROM BROCK SUBDIVISION) PLAT BOOK 12, PAGE 271

COLORADO HIGHWAY 340 (BROADWAY) RIGHT-OF-WAY AT BOOK 530, PAGE 512 FOR PEONY MINOR SUBDIVISION FRONTAGE

15 SE CORNER SECTION 15 T11S, R101W 6TH P.M.

22 23

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS 2150 Hwy 6 & 80, Grand Junction, CO (303)242-3202			
PLAT FOR			
ARCIERI AND ASSOCIATES OF PEONY MINOR SUBDIVISION			
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15, T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO			
SURVEYED	R.A.M.	DRAWN	M.J.L.
DATE	4-15-93	WET DWG. NO.	3400-1196-1
CHECKED	R.A.M.		