

THISTLE STREET SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Harold R. Heath and Samuel J. Baldwin and Albert J. Smith, and Vincent P. Oddo (deceased) by Executor of Estate, are the real owners of that real property situated in the County of Mesa, State of Colorado, described in Book 1997 at Page 712 and Book 1495 at Page 147 of the Mesa County Clerk and Recorders Office, and being situated in Section 30, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows

Lots 1, 2, 3, 4, 5, 6, and 7 of REPLAT of Lincoln Orchard Mesa Subdivision, Lots 2, 3, 4 and 5, Block 1 and Lots 2, 3, 4, 5 and 6, Block 2, being additionally described as follows

Commencing at the Southeast corner of the SW1/4 NE1/4 Section 30, Township 1 South, Range 1 East, Ute Meridian, and considering the South line of the SW1/4 NE1/4 Section 30, T1S, R1E, U.M. to bear N90°00'00"E and all bearings contained herein to be relative thereto, thence N90°00'00"W 370.96 feet along the South line of the SW1/4 NE1/4 Section 30, T1S, R1E, U.M., thence N00°00'00"E 155.00 feet, thence N90°00'00"E 39.97 feet, thence N00°00'00"E 42.02 feet to the POINT OF BEGINNING, thence N90°00'00"W 105.28 feet, thence S00°00'00"E 39.44 feet, thence N90°00'00"W 137.86 feet, thence N00°00'00"E 99.00 feet, thence N90°00'00"W 85.00 feet; thence N00°04'07"E 405.90 feet, thence N89°53'16"E 327.65 feet, thence S00°00'00"E 466.10 feet to the Point of Beginning, containing 3.52 Acres as described

That said owners have caused the said real property to be laid out and surveyed as THISTLE STREET SUBDIVISION, a subdivision of a part of Mesa County, State of 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 dedicates to the Public Utilities 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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28th day of December, 1994

Harold R. Heath
HAROLD R. HEATH

Samuel J. Baldwin
SAMUEL J. BALDWIN

Albert J. Smith
ALBERT J. SMITH

Vincent P. Oddo
EXECUTOR OF ESTATE OF VINCENT P. ODDO

STATE OF COLORADO)
COUNTY OF MESA) SS

Commonwealth of Virginia, County of Montgomery
Subscribed and sworn to before me this 28th day of December, 1994
John A. ...
Notary Public
My Commission Expires 12/31/98

The foregoing instrument was acknowledged before me this day of December, 1994, by Harold R. Heath, and Samuel J. Baldwin and Albert J. Smith, and

day of December, 1994, by Harold R. Heath, as Executor of the Estate of Vincent P. Oddo

My commission expires

Notary Public

Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M. this 6th day of December, 1994, and is duly recorded in Plat Book No. 14, Page 306

Fee: \$10.00
Drawn AA156
Monika Todd, Mesa Co Clerk by Janine Martin, Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 1st day of December, 1994, County Planning Commission of the County of Mesa, Colorado

Neil ...
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 6th day of December, 1994, Board of County Commissioner's of the County of Mesa, Colorado

John ...
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THISTLE STREET SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc
Colorado Registered Professional Land Surveyor LS 16413

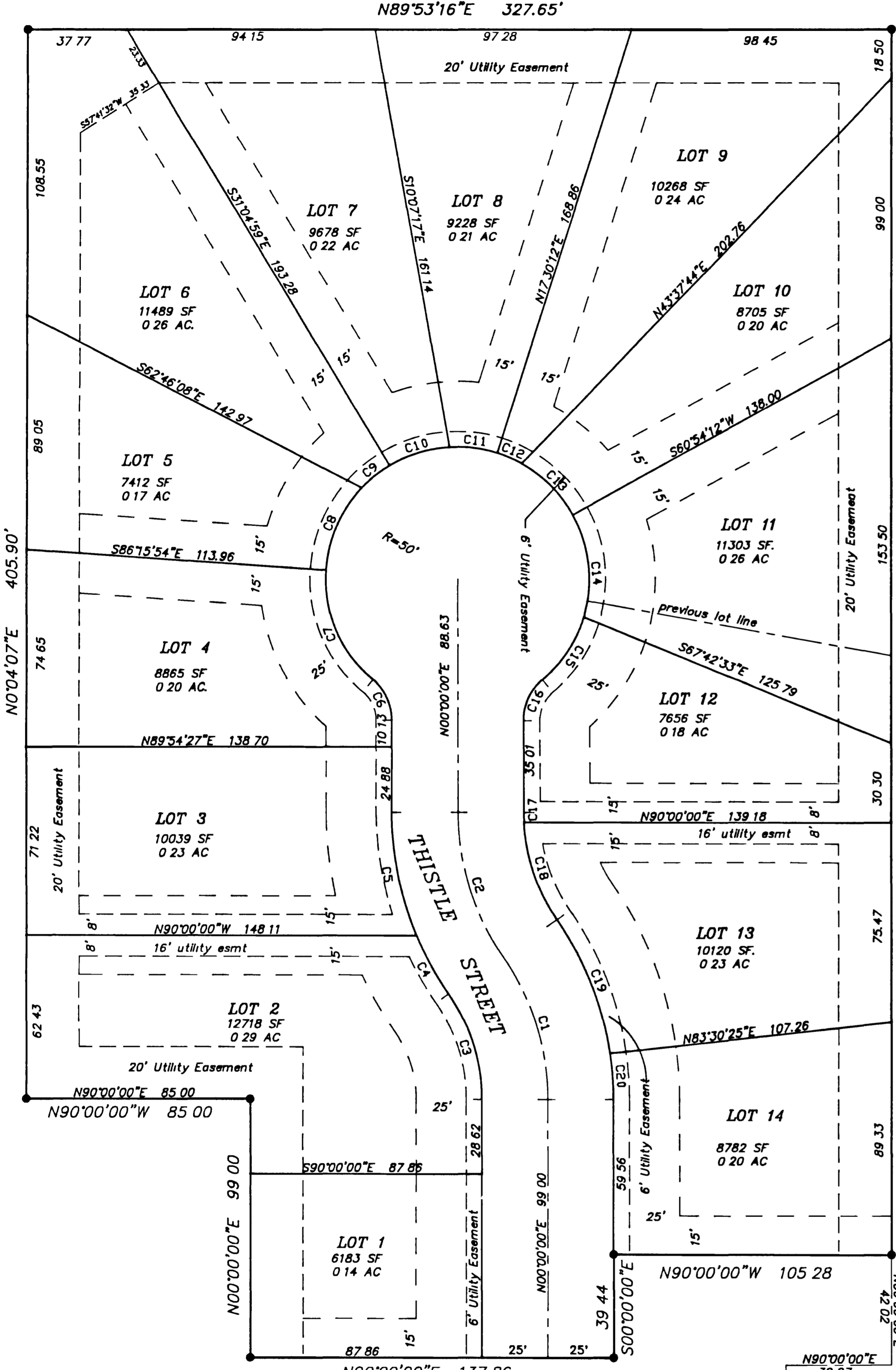
11/30/94
Date

CORRECTION PLAT FOR THISTLE STREET SUBDIVISION

FINAL PLAT		
SITUATED IN THE SW1/4 NE1/4 SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR JOHN GIANCANELLI	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO AVE GRAND JUNCTION, COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY RM SN
SCALE 0 15 30 FEET 0 3 10 METERS		DRAWN BY MEM
DATE 11/22/94		ACAD ID TSFIN
		SHEET NO
		FILE 940971



NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON



SCALE 1" = 30 FT

LEGEND & NOTES

- SET NO 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE FOR BOUNDARY CORNERS
- ⊥ SET NO 5 RE-BAR W/CAP L.S. 16413
- ◆ MESA COUNTY SURVEY MARKER
- SET BACK LINES

AREA SUMMARY

LOTS = 3.05 ACRES = 87%
ROAD = 0.47 ACRES = 13%
TOTAL = 3.52 ACRES = 100%

P.O.B.
ELEV = 4670 (ASSUMED)

NOTE
THE CURVE DATA FOR THESE CURVES HAS BEEN ADJUSTED BECAUSE OF THE ACTUAL PLACEMENT OF THE BUILDINGS ON LOTS 11 & 12

CURVE TABLE					
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	95.86	57.97	57.09	S17°19'23"E	34°38'46"
C2	95.86	57.97	57.09	N17°19'23"W	34°38'46"
C3	70.86	42.85	42.20	S17°19'23"E	34°38'46"
C4	120.86	25.28	25.23	N28°39'12"W	11°59'08"
C5	120.86	47.80	47.49	N11°19'49"W	22°39'38"
C6	20.00	17.45	16.90	S24°59'51"E	49°59'41"
C7	50.00	46.89	45.19	N23°07'58"W	53°43'41"
C8	50.00	34.55	33.87	N23°31'37"E	39°35'27"
C9	50.00	13.61	13.57	N51°07'07"E	15°35'33"
C10	50.00	23.99	23.76	N72°39'35"E	27°39'23"
C11	50.00	18.41	18.31	S83°02'43"E	21°06'02"
C12	50.00	10.18	10.17	S66°39'34"E	11°40'16"
C13	50.00	27.69	27.34	S44°57'31"E	31°43'49"
C14	50.00	39.96	38.91	S06°11'45"E	45°47'43"
C15	50.00	29.05	28.64	S33°20'51"W	33°17'27"
C16	20.00	17.45	16.90	N24°59'59"E	49°59'59"
C17	70.86	3.75	3.75	N01°31'04"W	03°02'08"
C18	70.86	39.09	38.60	N18°50'27"W	31°36'38"
C19	120.86	55.38	54.89	S21°31'11"E	26°15'10"
C20	120.86	17.71	17.69	S04°11'48"E	08°23'36"

C1/4 COR
SEC 30
T1S, R1E, U.M.

SE COR
SW1/4 NE1/4
SEC 30
T1S, R1E, U.M.

N80°00'00"W 939.30 (BASIS OF BEARINGS) (BEARINGS ARE ASSUMED)

370.96