

# 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 N9°55'17"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 24th day of August A.D. 1994

*Harold R Heath*  
HAROLD R. HEATH

*Samuel J Baldwin*  
SAMUEL J. BALDWIN

*Albert J Smith*  
ALBERT J. SMITH

*Tom Oddo*  
TOM ODDO  
EXECUTOR OF ESTATE OF VINCENT P. ODDO

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 24th day of August A.D. 1994 by Harold R Heath, and Samuel J Baldwin and Albert J. Smith, and Tom Oddo as Executor of the Estate of Vincent P Oddo

1-24-95  
My commission expires

*Margaret M. Lange*  
Notary Public  
Address 630 Spain Ct, Grand Junction, CO 81500

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 3:52 o'clock P.M. this 30th day of August A.D. 1994 and is duly recorded in Plat Book No 14, Page 275, DRAWER NO. AA 129

*Monika L. Clark* Clerk & Recorder  
*Carol Zinke* Deputy Clerk  
Reception # 1693718 FEE: \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25th day of August A.D. 1994 County Planning Commission of the County of Mesa, Colorado

*Quincy B. Buehler*  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 30th day of August A.D. 1994 Board of County Commissioner's of the County of Mesa, Colorado

*John C. Calkins*  
Chairman

SURVEYOR'S CERTIFICATE

I, Max E Morris, QED Surveying Systems Inc Colorado Registered Professional Land Surveyor LS 16413 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, QED Surveying Systems Inc  
Colorado Registered Professional Land Surveyor LS 16413

*4/28/94*  
Date

UTILITIES COORDINATING COMMITTEE

Approved this 25 day of August A.D. 1994  
Utilities Coordinating Committee of the County of Mesa, Colorado

*Phil Bertrand*  
Chairman

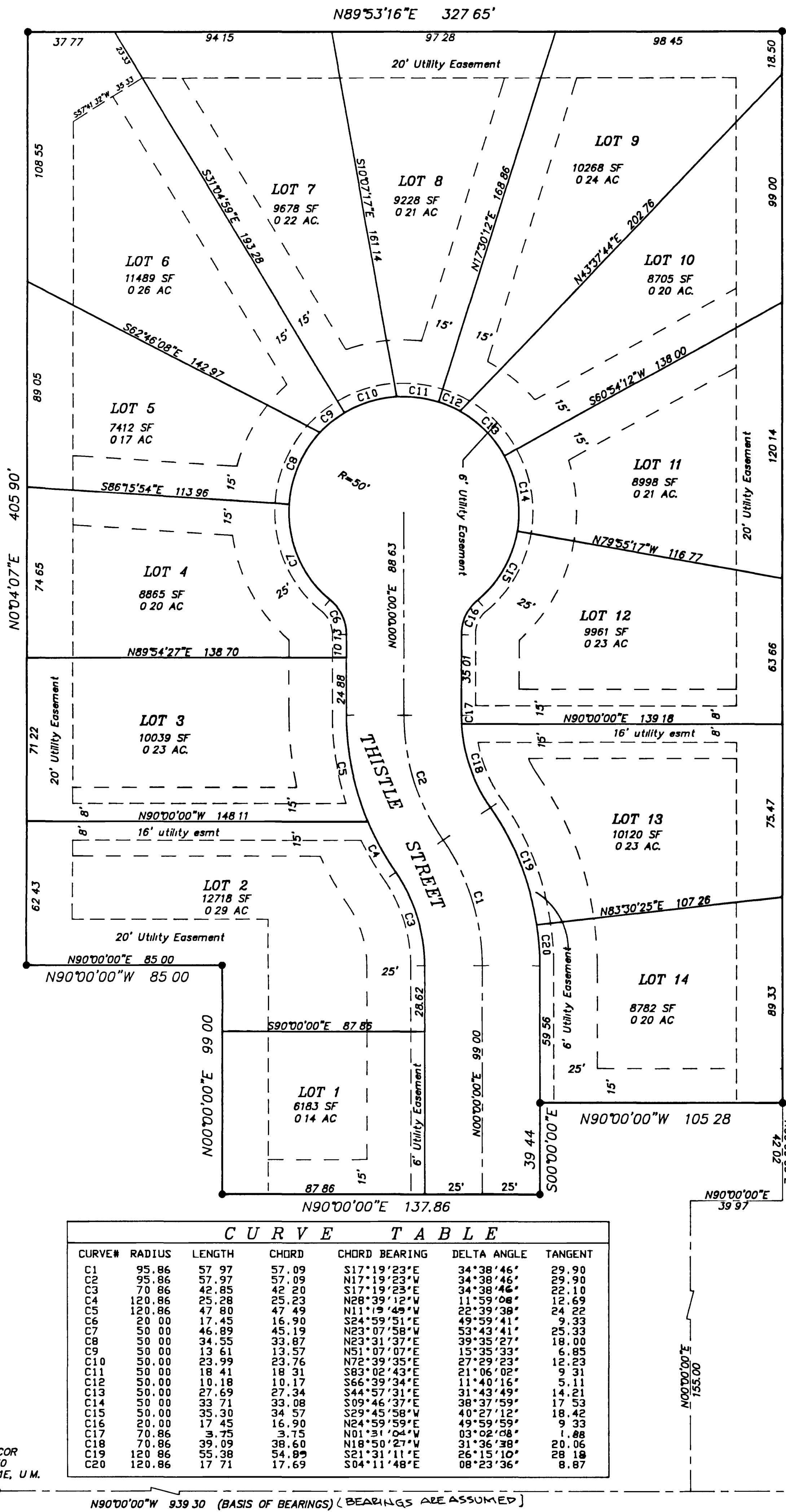
THISTLE STREET SUBDIVISION

FINAL PLAT

SITUATED IN THE SW1/4 NE1/4 SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR	JOHN GIANCANELLI	SURVEYED BY RM SN
SCALE	0 15 30 0 3 10 FEET METERS	DRAWN BY MEM
DATE	4/19/94	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 SHALL ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

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



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