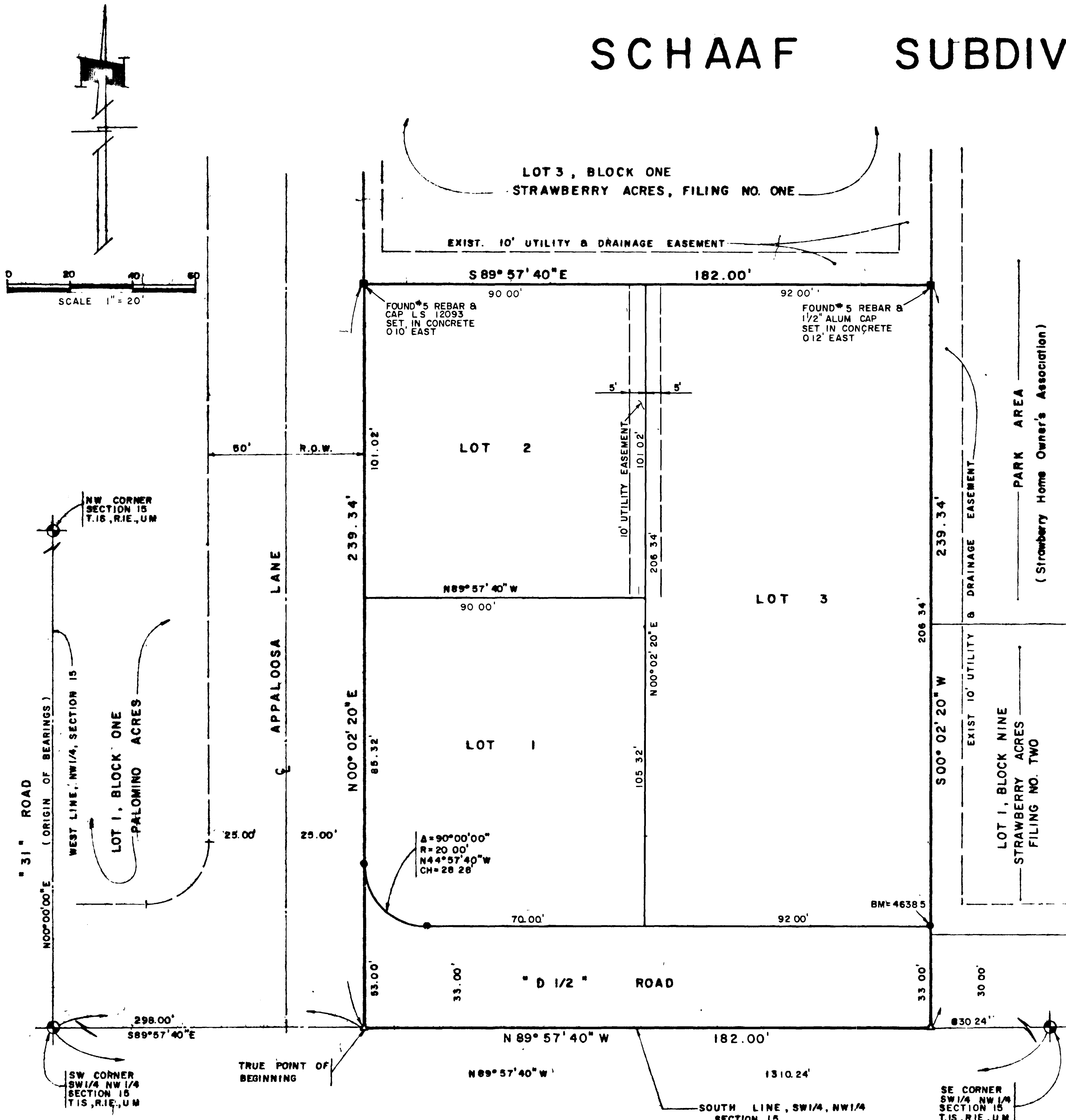


# SCHAAF SUBDIVISION



LOT 3, BLOCK ONE  
STRAWBERRY ACRES, FILING NO. ONE

EXIST. 10' UTILITY & DRAINAGE EASEMENT

S 89° 57' 40" E 182.00'

FOUND \* 5 REBAR & CAP L.S. 12093 SET IN CONCRETE 0'10" EAST

FOUND \* 5 REBAR & 1/2" ALUM. CAP SET IN CONCRETE 0'12" EAST

LOT 2

N 89° 57' 40" W

LOT 3

LOT 1

A = 90° 00' 00"  
R = 20.00'  
N 44° 57' 40" W  
CH = 28.28'

" D 1/2 " ROAD

N 89° 57' 40" W 182.00'

SOUTH LINE, SW 1/4, NW 1/4 SECTION 15

SE CORNER SW 1/4, NW 1/4 SECTION 15 T. 15, R. 1 E, U. M.

### AREA QUANTITIES

Total Area in Lots	0.860 Ac.	or	86.00%
Total Area in R.O.W.	0.140 Ac.	or	14.00%
<b>Total Area</b>	<b>1.000 Ac.</b>	<b>or</b>	<b>100.00%</b>
Total No. Lots	3		

### LEGEND

- Indicates Meso County Brass Cap
- Indicates 5/8" Rebar and 2" Aluminum Cap to be set in Concrete, Set by L.S. 16835
- A 5/8" Rebar and Monument Cap At All Lot Corners
- Set PK Nail
- Found and Accepted Corner

### RECITATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Louis H Cherveny and Onva M Cherveny are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, and recorded in Book 1571 Page 965, said real property being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of the SW 1/4 NW 1/4 of said Section 15; Thence S 89° 57' 40" E along the South line of the SW 1/4 NW 1/4 of said Section 15 a distance of 298.00 feet to the TRUE POINT OF BEGINNING; Thence N 00° 02' 20" E 299.34 feet; Thence S 89° 57' 40" E 182.00 feet; Thence S 00° 02' 20" W 299.34 feet to a point on the south line of the SW 1/4 NW 1/4 of said Section 15; Thence N 89° 57' 40" W along said south line of the SW 1/4 NW 1/4 of Section 15 a distance of 182.00 feet to the TRUE POINT OF BEGINNING, containing 1.00 acres.

That said owners have caused the said real property to be laid out and surveyed as SchAAF Subdivision, a subdivision of a part of Mesa County, 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 dedicate 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 21 day of April A.D., 1988.

Louis H Cherveny  
Louis H Cherveny

Onva M Cherveny  
Onva M Cherveny

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April A.D., 1988 by Louis H Cherveny and Onva M Cherveny.

My commission expires: 11-29-89 Witness my hand and official seal. Joni L. Seybold Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 10:13 o'clock A.M. this 12<sup>th</sup> day of May A.D., 1988 and is duly recorded in Plat Book No. 13, Page 398.

Carl Sanger Clerk and Recorder Janey Sander Deputy Fees: \$ 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21<sup>st</sup> day of April A.D., 1988, County Planning Commission of the County of Mesa, Colorado.

Mary K. Miller (Chairman)

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 3 day of May A.D., 1988, Board of County Commissioners of the County of Mesa, Colorado.

Melvin Allen (Chairman)

### SURVEYORS CERTIFICATE

I, Dennis W Johnson, do hereby certify that the accompanying plat of SchAAF 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.

Dennis W Johnson  
Dennis W Johnson  
Registered Land Surveyor  
Colorado Registration No. 16835

By: Charles E. Hoebler  
Utilities Coordinating Committee

Date: 6/3/86

Recorder's Note: Poor Legibility On Document Provided For Recording.

LOCATED IN PART OF THE NW 1/4 SECTION 15, T. 15, R. 1 E, U. M.

Engineers  
Planners  
Surveyors  
Soil Testing  
Material Testing  
Geotechnical Engineers

## ARMSTRONG CONSULTANTS, INC.

861 Road Avenue  
Grand Junction, Colorado 81501  
(970) 842-0101