

# MARILYN K. HILL MINOR SUBDIVISION

DEDICATION

## LEGEND & NOTES

- ◆ FOUND MESA COUNTY BRASS CAP
  - FOUND SURVEY MONUMENTS SET BY OTHERS
  - NO. 5 RE-ROD W/CAP L.S. 18413
- ALL BOUNDARY CORNERS SET IN CONCRETE
- SURVEY ORIENTED WITH FOUND MONUMENTS
- BEARINGS BASED ON N00°45'00"E ALONG WEST LINE OF THE NW 1/4 SE 1/4 SEC. 16 AS SHOWN

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Marilyn K. Hill is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1655 at Page 243 of the Mesa County Clerk and Recorders Office, and being situated in the SE 1/4 SW 1/4 and the SW 1/4 SE 1/4 Section 16, Township 11 South, Range 101 West, 6TH Principal Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the NW corner of the SW 1/4 SE 1/4 Section 16, Township 11 South, Range 101 West, of the 6TH Principal Meridian, and considering the West line of the NW 1/4 SE 1/4 Section 16, T11S, R101W, 6th P.M. to bear N00°45'00"E and all bearings contained herein to be relative thereto;

thence S89°41'09"W 243.32 feet along the North line of the SE 1/4 SW 1/4 Section 16 to the NE corner of the PETTY SUBDIVISION, as recorded in Plat Book 12, Page 20 of the Mesa County Clerk and Recorders Office; thence S21°41'00"E 211.98 feet along the East boundary of said PETTY SUBDIVISION; thence S12°22'00"E 197.40 feet along the East boundary of said PETTY SUBDIVISION; thence S24°18'00"E 132.84 feet to the SE corner of PETTY SUBDIVISION; thence S43°09'30"E 60.71 feet along the West edge of a concrete lined ditch; thence S49°58'23"E 154.96 feet along the West edge of a concrete lined ditch to the NW corner of that parcel of land described in Book 1458 at Page 399 of the Mesa County Clerk and Recorders Office; thence N45°56'19"E 474.12 feet along the North line of that parcel of land described in Book 1458 at Page 399 to the centerline of a 50 foot wide road as described in Book 855 at Page 16 of the Mesa County Clerk and Recorders Office; thence N51°18'51"W 522.47 feet along said centerline; thence S89°41'09"W 25.00 feet to the point of beginning, containing 5.50 Acres as described.

SUBJECT to existing rights-of-way for road purposes.

That said owner has caused the said real property to be laid out and surveyed as MARILYN K. HILL MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does 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 owner has caused his name to be hereunto subscribed this 20 TH day of AUGUST A.D., 1987.

Marilyn K Hill  
MARILYN K. HILL

STATE OF COLORADO } S.S.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 20 TH day of A.D., 1987, by MARILYN K. HILL

My commission expires: NOV. 1, 1987

Notary Public Max E. Morris  
Address 682 BRENTWOOD DR.  
PALISADE, CO 81520

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S. 1469542  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:17 o'clock A M. this 22 day of October A.D., 1987, and is duly recorded in Plat Book No. 13, Page 377

James Beach Deputy County Clerk Recorder  
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20 day of Oct A.D., 1987, County Planning Commission of the County of Mesa, Colorado.

Mary K. Fuller  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

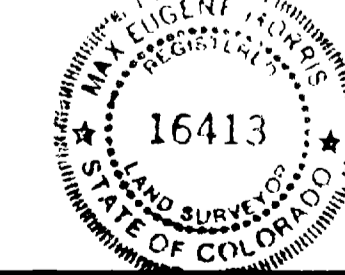
Approved this 20 day of Oct A.D., 1987, Board of County Commissioners of the County of Mesa, Colorado.

R.W. Holmes  
Chairman

### SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of MARILYN K. HILL MINOR 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.  
Registered Professional Land Surveyor L.S. 16413



8/20/87  
Date

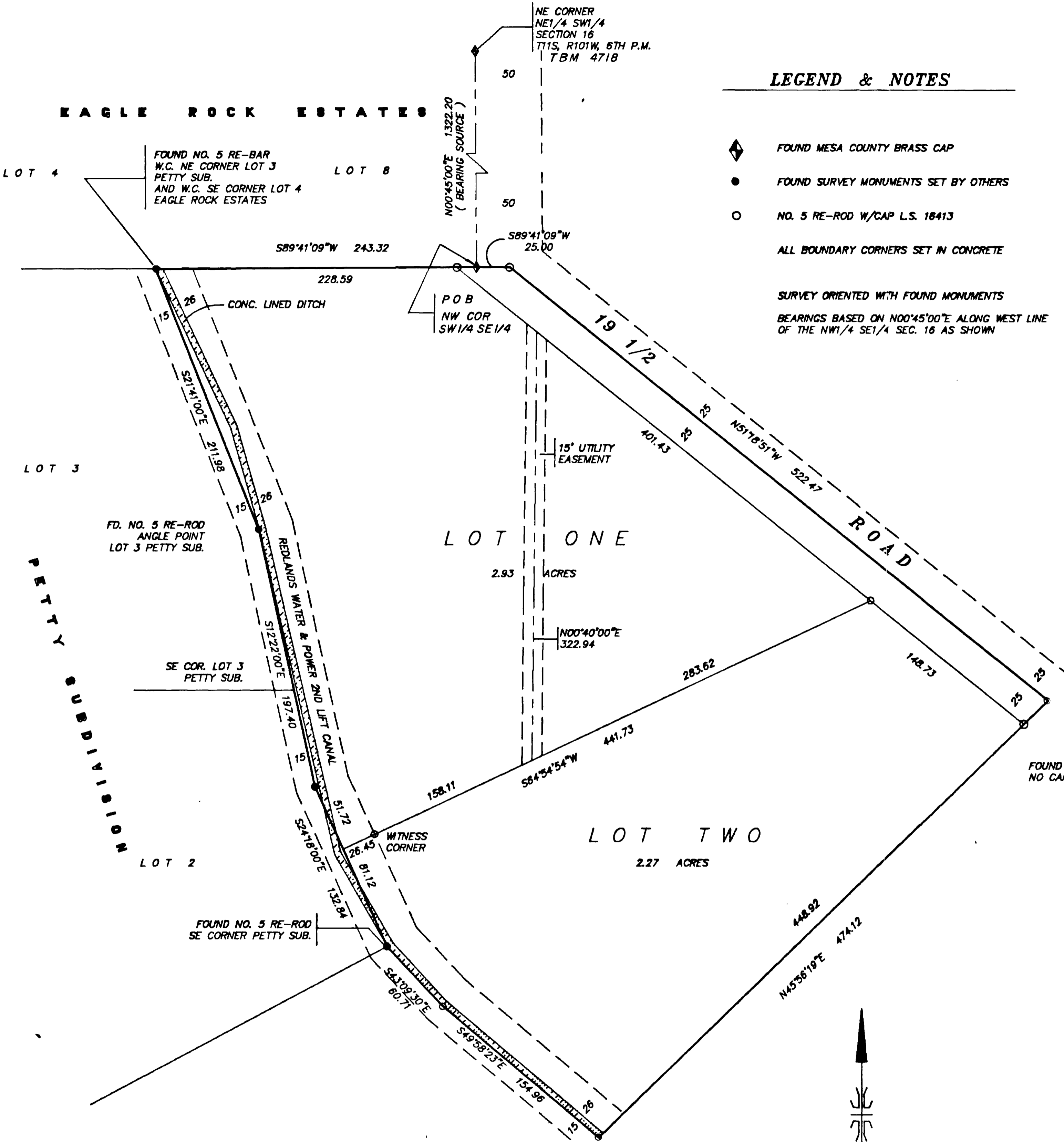
MARILYN K. HILL MINOR SUBDIVISION		SITUATED IN SECTION 16, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.	
FOR:	MARILYN K. HILL	SURVEYED BY:	MEM DMM
SCALE:		DRAWN BY:	MEM ACAD
DATE:	8/16/87	APPROVED BY:	
		SHEET NO.	
		FILE:	8-7212

### UTILITIES COORDINATING COMMITTEE

Richard D. Hill 10/14/87  
Chairman Date



## EAGLE ROCK ESTATES



AREA SUMMARY		
1. LOTS	5.20 ACRES	94.5%
2. ROADS	.30 ACRES	5.5%
3. TOTAL	5.50 ACRES	100.0%

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