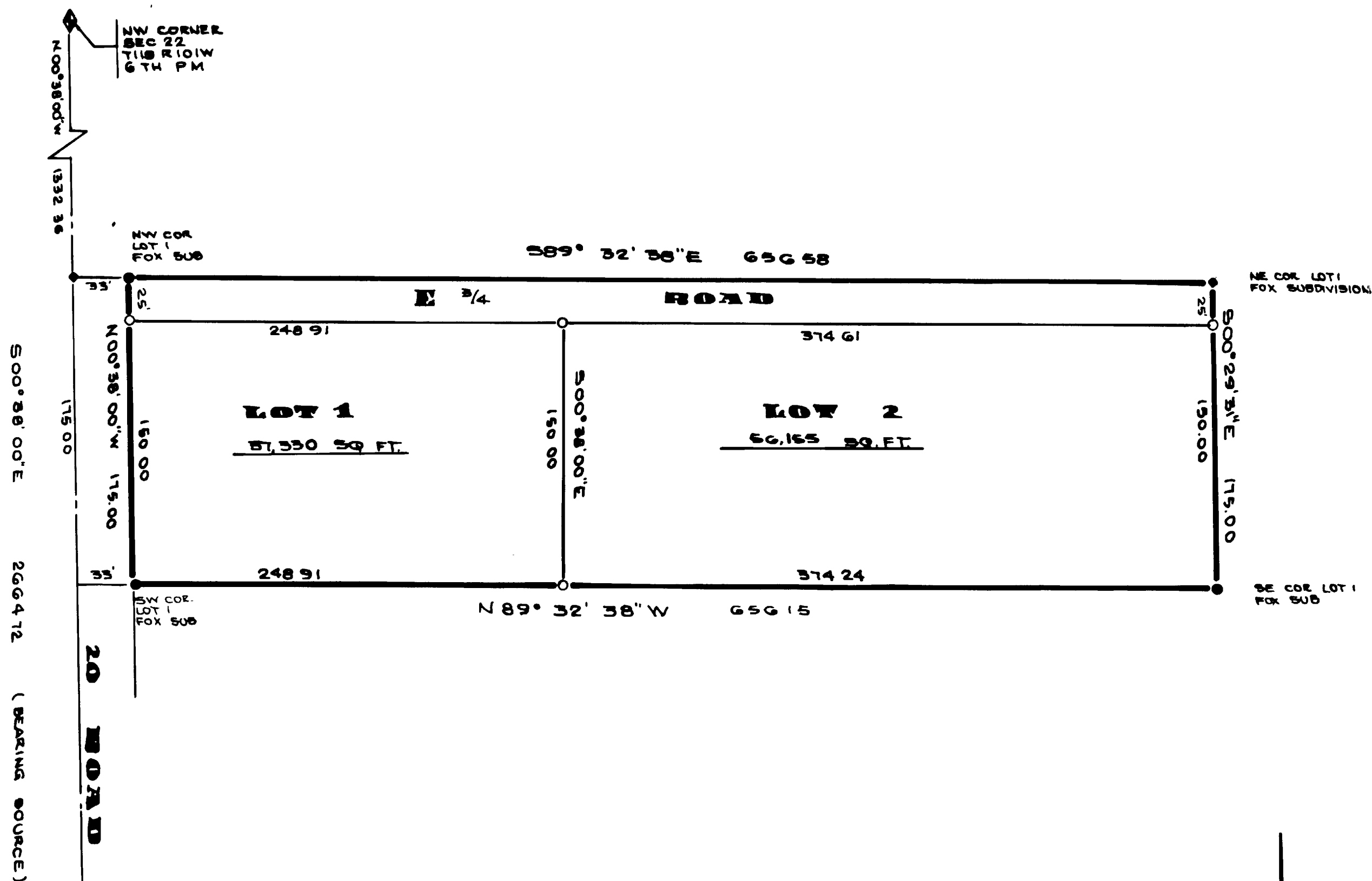
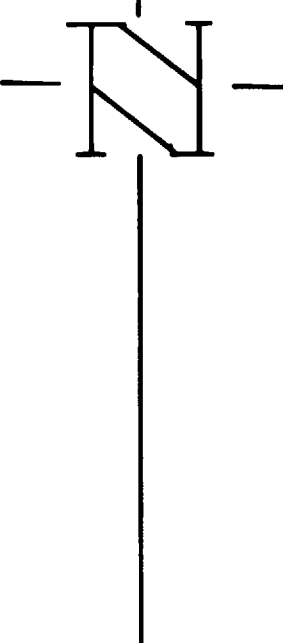


# REPLAT OF LOT 1 FOX 3 SUBDIVISION AMENDED



### LEGEND & NOTES

- ◆ MESA COUNTY BRASS CAP
- 26X20 FT RE-ROD W/CAP L.S. 16413
- 26X20 FT RE-ROD W/CAP L.S. 16413
- ◆ SURVEY ORIENTED W/ FOUND MONS.
- ◆ BEARINGS BASED ON 300°38'00\"/>



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned; William F. Squair and Joanne Squair are the owners of that real property situated in the County of Mesa, State of Colorado, being situated in Section 22 T11S R101W 6th Principle Meridian being described as follows:

Lot 1 Fox 3 Subdivision, Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOT 1 FOX 3 SUBDIVISION AMENDED.

That the said owners do hereby dedicate and set apart all the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate 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 and drainage facilities, including, but not limited to, electric lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the public utilities.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser . . . . not the County of Mesa.

IN WITNESSES WHEREOF, said owners William F. Squair and Joanne Squair have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1983

By William F. Squair  
William F. Squair

Joanne Squair  
Joanne Squair

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

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September 1983 A.D., by William F. Squair and Joanne Squair.

My Commission expires July 7, 1985. Witness my hand and official seal

Carole M. Tjepstra  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 11:12 o'clock A.M. on Oct 31 A.D. 1983, and is duly recorded in Plat Book No. 73, at Page 227.

Earl Sawyer Clerk and Recorder By Bonnie Wilson Deputy FEES \$ 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27<sup>th</sup> day of October, A.D., 1983. County Planning Commission of the County of Mesa, Colorado.

P.B. Young  
Chairman

### SURVEYOR'S CERTIFICATE

I, Max E. Morris, do hereby certify that the accompanying plat of REPLAT OF LOT 1 FOX 3 SUBDIVISION AMENDED, a subdivision of a part of the county of Mesa, has been prepared by me and accurately represents a field survey of same.

By Max E. Morris Date: SEPT 21, 1983  
Colo. Reg. Prof. Land Surveyor 16413

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25<sup>th</sup> day of October, A.D., 1983. Board of County Commissioners of the County of Mesa, Colorado.

Maxine Alberta  
Chairman

### ENCUMBRANCE RATIFICATION AND APPROVAL

Bank of Clifton, holder of the FIRST DEED OF TRUST upon the herein described real property owned by William F. Squair and Joanne Squair, hereby ratifies and approves the foregoing plat of REPLAT OF LOT 1 FOX 3 SUBDIVISION AMENDED.

By Roy Gilmore  
Roy Gilmore, Officer - President

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

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, A.D., 1983 by Roy Gilmore.

My commission expires 05/22/97  
Witness my hand and official seal

Bryant L. Seal  
Notary Public  
Box 447, Clifton CO 81520

REPLAT OF LOT 1 FOX 3 SUBDIVISION-AMENDED, MESA COUNTY, CO.	
Situating in the SW 1/4 NW 1/4 Section 22 T11S R101W 6th P.M.	
For William F. Squair	Surveyed by: MEM & DFB
Scale: 1 in = 60 ft.	Drawn by: MEM
Date: 8/11/83	Approved by:
	Sheet no.
	File: 3222