

Replat of Lots 3 thru 7 Block Two Scottish Range

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Marc E. Littlefield is the owner of that real property situated in the County of Mesa, State of Colorado and being a part Block Two - Scottish Range located in a part of NE 1/4 SE 1/4 Section 17, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the E 1/4 corner of said Section 17,
Thence S 80°00'00"W along the North line NE 1/4 SE 1/4 of said Section 17 a distance of 880.00 feet,
Thence S 00°00'49"W 840.00 feet to the TRUE POINT OF BEGINNING,
Thence continuing S 00°00'49"W 98.00 feet,
Thence N 90°00'00"W 185.00 feet,
Thence N 00°00'49"E 208.00 feet,
Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears N 45°00'24"E 28.28 feet;
Thence S 80°00'00"E 25.07 feet,
Thence along the arc of a curve to the left whose radius is 175.00 feet and whose long chord bears N 82°33'41"E 45.31 feet,
Thence S 00°00'49"W 135.87 feet,
Thence S 90°00'00"E 95.00 feet to the TRUE POINT OF BEGINNING Containing 0.678 acres

That said owner has caused the said real property to be laid out and surveyed as Replat of Lots 3 thru 7 Block Two Scottish Range, a subdivision of a part of Mesa County, 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 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, sewer and water mains, together with the right to trim interfering trees and brush; with the perpetual right of ingress and egress for the 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.

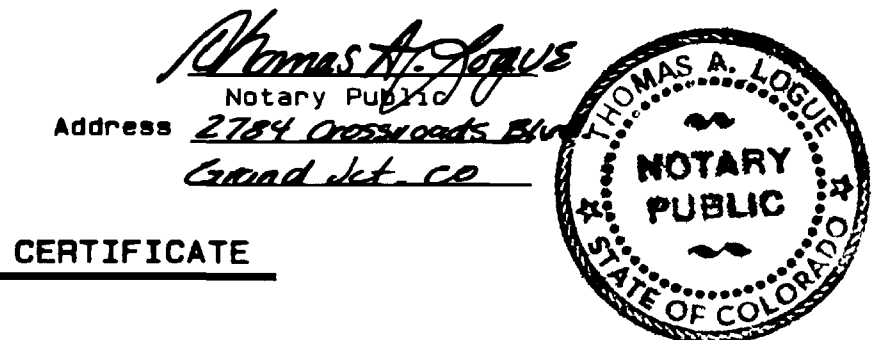
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 21 day of JUNE, A.D., 1983

Marc E. Littlefield
Marc E. Littlefield

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 21 day of JUNE, A.D., 1983, by Marc E. Littlefield

My Commission Expires Aug. 23, 1985
Witness My Hand and Official Seal



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

1332565

I hereby certify that this instrument was filed in my office at 10:30 o'clock A.M. this 7th day of July, A.D., 1983, and is duly recorded in Plat Book No. 13, Page 182.

Earl Sawyer Clerk and Recorder
Regal M. Hunsbury Deputy

Fees \$ 10.00
Filed - X - 29

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 6th day of July, A.D., 1983
County Planning Commission of the County of Mesa, Colorado.

J.P. Young
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

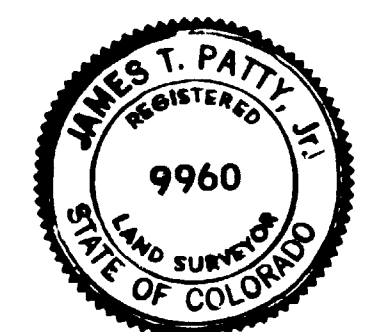
Approved this 7th day of July, A.D., 1983
Board of County Commissioners of the County of Mesa, Colorado

Majores Albuja
Chairman

SURVEYORS CERTIFICATE

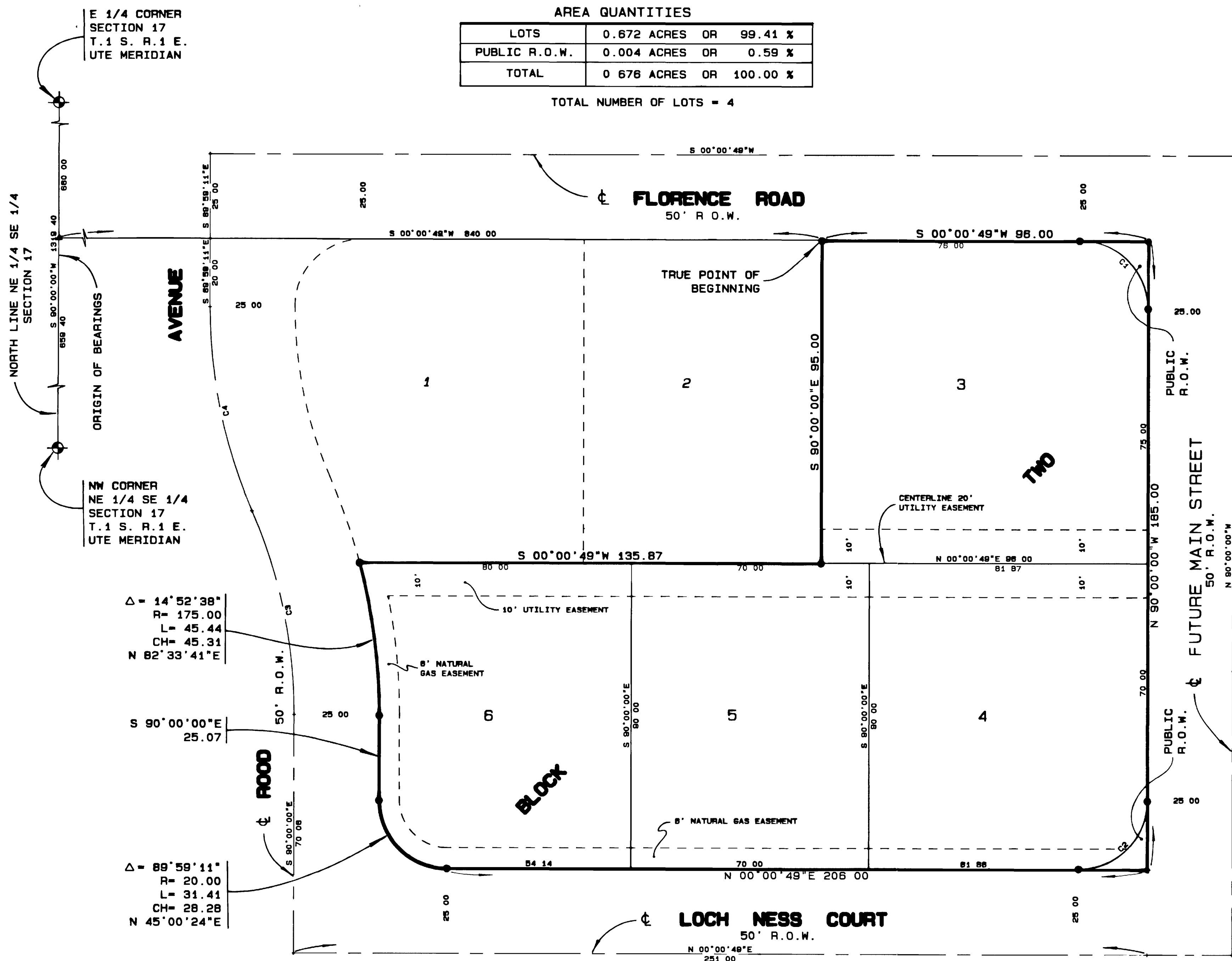
I, James T. Patty, Jr., do hereby certify that the accompanying plat of Replat of Lots 3 thru 7 Block Two Scottish Range, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

James T. Patty, Jr. 6/7/83
James T. Patty, Jr. Date
Registered Land Surveyor
Colorado Registration No. 9960



AREA QUANTITIES		
LOTS	0.672 ACRES OR	99.41 %
PUBLIC R.O.W.	0.004 ACRES OR	0.59 %
TOTAL	0.676 ACRES OR	100.00 %

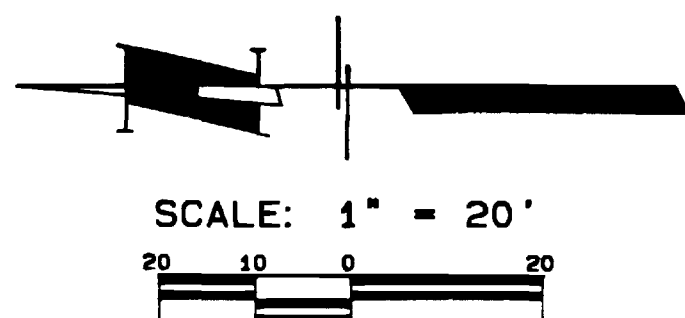
TOTAL NUMBER OF LOTS = 4



Δ = 14°52'38"
R = 175.00
L = 45.44
CH = 45.31
N 82°33'41"E

S 90°00'00"E
25.07

Δ = 89°59'11"
R = 20.00
L = 31.41
CH = 28.28
N 45°00'24"E



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	89°59'11"	20.00	31.41	20.00	28.28	S 45°00'24"E
2	00°00'49"	20.00	31.42	20.00	28.28	N 44°59'35"W
3	23°33'31"	150.00	81.88	31.28	81.24	N 78°13'14"E
4	23°34'20"	150.00	81.71	31.30	81.28	N 78°13'38"E

LEGEND

- ⊕ MESA COUNTY BRASS CAP
- ⊙ #5 REBAR AND MONUMENT SET IN CONCRETE
- ⊙ SET P.K. NAIL

NOTICE According to Colorado law you must commence 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.

Replat of Lots 3 thru 7 Block Two
Scottish Range

