

**LEGEND**

◆	MESA COUNTY SURVEY MONUMENT
○	# 5 REBAR / CAP SET IN CONCRETE
●	HINGE NAIL
—	# 5 REBAR / CAP SET ALL LOT CORNERS
—	# 5 REBAR / CAP IN CONCRETE FOUND

**AREA SUMMARY**

58 RESIDENTIAL LOTS	6 916 Ac	77.95 %
STREET RIGHT-OF-WAY	1 956 Ac	22.05 %
TOTAL	8 872 Ac	100.00 %

**CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD
1	20 00'	8 60'	8 54'
2	20 00'	8 85'	8 78'
3	20 00'	8 97'	8 90'
4	20 00'	8 48'	8 42'
5	20 00'	3 64'	3 63'
6	20 00'	13 81'	13 54'
7	20 00'	31 42'	28 28'

**WEDGEWOOD PARK SUBDIVISION FILING NO. 3**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Wedgewood Park Development, Inc., a Colorado Corporation is the owner of that real property in the County of Mesa, State of Colorado and being that part of the SW 1/4 Section 16, T1S, R1E, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Northwest Corner of the SE 1/4 SW 1/4 of Section 16, T1S, R1E of the Ute Meridian and considering the West line of said SE 1/4 SW 1/4 to bear N 0°07'00" E with all other bearings herein relative thereto; thence N 0°07'00" E 103.66 feet along the West line of the NE 1/4 SW 1/4 of said Section 16, thence N 89°59'00" E 544.50 feet; thence N 0°07'00" E 160.00 feet; thence N 89°59'00" E 776.26 feet to the East line of said NE 1/4 SW 1/4; thence S 0°08'00" W 373.66 feet along the East line of the SW 1/4 of said Section 16; thence N 89°53'00" W 83.68 feet; thence along the arc of a 20.00 foot radius curve to the right 30.73 feet, the chord of which bears N 45°52'20" W 27.79 feet; thence along the arc of a 175.00 foot radius curve to the left 131.76 feet, the chord of which bears N 23°25'50" W 128.67 feet; thence N 45°00'00" W 154.03 feet; thence along the arc of a 175.00 foot radius curve to the left 274.89 feet, the chord of which bears S 90°00'00" W 247.49 feet; thence S 45°00'00" W 158.14 feet; thence along the arc of a 175.00 foot radius curve to the left 137.44 feet, the chord of which bears S 22°30'00" W 133.94 feet; thence S 0°00'00" W 70.00 feet; thence N 90°00'00" E 29.51 feet; thence S 0°07'00" W 95.00 feet; thence S 90°00'00" W 676.00 feet to the West line of said SE 1/4 SW 1/4; thence N 0°07'00" E along West line of said SE 1/4 SW 1/4 263.69 feet to the point of beginning.

Containing 8.872 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Wedgewood Park Subdivision, Filing No. 3, 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 UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as 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; together with the 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.

That all expense for street paving or improvement 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.

Wedgewood Park Development, Inc. by Jose G. Rabanal May 3 1982  
 Jose G. Rabanal, President Date

Attest: John B. Curtis May 3, 1982  
 John B. Curtis, Secretary Date

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 3rd day of May A.D., 1982 by Jose G. Rabanal and John B. Curtis.

My Commission Expires October 27, 1985

Witness my hand and official Seal.

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this third day of May A.D., 1982. County Planning Commission of the County of Mesa, Colorado.

[Signature]  
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 10th day of May A.D., 1982. Board of County Commissioners of the County of Mesa, Colorado.

[Signature]  
 Chairman

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Wedgewood Park Subdivision, Filing No. 3, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

[Signature]  
 J. Boyd Peterson  
 Colorado Reg. No. 5837

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 3:22 o'clock P. M., this 13 day of May A.D., 1982 and is duly recorded in Plat Book No. 13, Page 36.

Fees \$ 10.00

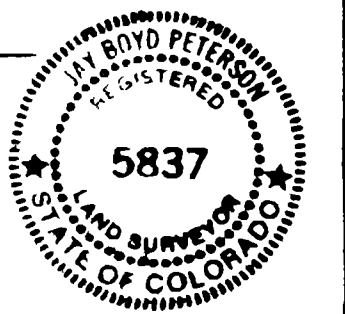
Earl Sawyer  
 Deputy Clerk and Recorder

UTILITIES COORDINATING COMMITTEE

By: Thomas C. Caldwell 10. March 1982  
 Chairman Date

WESTERN ENGINEER, INC  
 PLAT OF  
**WEDGEWOOD PARK SUBDIVISION**  
 FILING NO. 3  
 MESA COUNTY, COLORADO

SURVEYED RAM DRAWN DSG CHECKED JBP  
 GRAND JUNCTION, COLO DWG 346-879-13 1/19/82



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 any defect in this survey be commenced more than ten years from the date of the certification shown herein.