

# WILLOWOOD MOBILE HOME SUBDIVISION FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Midland Commercial Ventures, Inc., is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 NE 1/4 of Section 20, T 1 S., R 1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows.

Commencing at a point on the East line of Section 20, T. 1 S., R. 1 E., Ute Meridian, Mesa County, Colorado, which point is South 497 90 feet from the Mesa County Brass Cap in the intersection of D Road and 30 Road, marking the NE Corner of said Section 20, Thence N. 89°58'52" W. 405 00 feet along the North line of the lands of Hackler described in the deed recorded in Book 906 at Page 605, office of the Mesa County Clerk and Recorder to the True Point of Beginning, Thence continuing N. 89°58'52" W. 912.76 feet to a 5/8" steel pin marked LS 9960 marking the NW Corner of said lands of Hackler; Thence S. 0°01'22" W. 826 30 feet to a 5/8" steel pin marked LS 9960 marking the SW Corner of said lands and being also the SW Corner of the NE 1/4 NE 1/4 of said Section 20, Thence along the South line of said lands of Hackler, S. 89°58'52" E. 882 83 feet to a 5/8" steel pin marked LS9960, Thence leaving said South line, the following courses and distances: N. 0°01'08" E. 110 00 feet, Thence N. 26°33'54" E. 33.54 feet; Thence N. 0°01'08" E. 576 30 feet, Thence S. 89°58'52" E. 14.91 feet, Thence N. 0°01'08" E. 110.00 feet to the True Point of Beginning, containing 16.696 acres, more or less. Basis of all bearings is the East line of Section 20

That said owner has caused the said real property to be laid out and surveyed as Willowood Mobile Home Subdivision, Filing No. 2, 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, 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 owner has caused its name to be hereunto subscribed this 11<sup>th</sup> day of MARCH A.D. 1982.

Midland Commercial Ventures, Inc

*Joe G. Wing*  
Joe G. Wing, President

STATE OF COLORADO )  
                          ) SS  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March A.D., 1982 by Joe G. Wing, the President of Midland Commercial Ventures, Inc., a Colorado corporation

My commission expires My Commission Expires Jan 18, 1984 Witness my hand and official seal. Sharon Clark  
Notary Public

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO )  
                          ) SS 61287125  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 2:38 o'clock P.M. this 31<sup>st</sup> day of March A.D., 1982, and is duly recorded in Plat Book No 13, Page 20 + 21

Earl Sawyer Clerk and Recorder      By Hazel M Huskey Deputy      Fees: \$ 20.00  
file 2-11

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25 day of March A.D., 1982. County Planning Commission of the County of Mesa, Colorado.

*Al Schuman*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

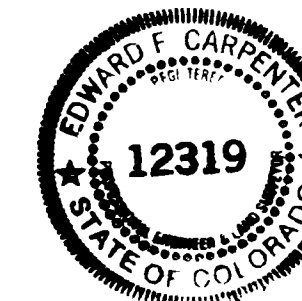
Approved this 25<sup>th</sup> day of March A.D., 1982. Board of County Commissioners of the County of Mesa Colorado.

*Joe W. ...*  
Chairman

SURVEYOR'S CERTIFICATE

I, Edward F. Carpenter, do hereby certify that the accompanying plat of Willowood Mobile Home Subdivision, Filing No. 2, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*Edward F. Carpenter*  
Edward F. Carpenter  
Prof. Engineer and Land Surveyor  
Colorado Registration No. 12319



Utilities Coordinating Committee:

*Thomas B. Balslev Jr*  
Chairman

22. March 1982  
Date

ROAD VACATION RESOLUTION

Vacating a Roadway in the County of Mesa

WHEREAS, the portion of roadway lying over and across Lots 57, 58 and 59, Block One, Lots 19, 20 and 21, Block Five as shown on the accompanying plat has been petitioned for vacation; and

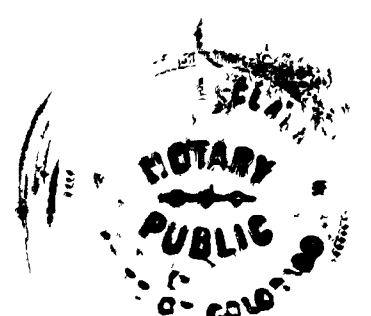
WHEREAS, the said portion of roadway has not been opened for use and would not deprive anyone of access to property, and

WHEREAS, the vacation of the roadway has been approved by the Mesa County Road Department;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA.

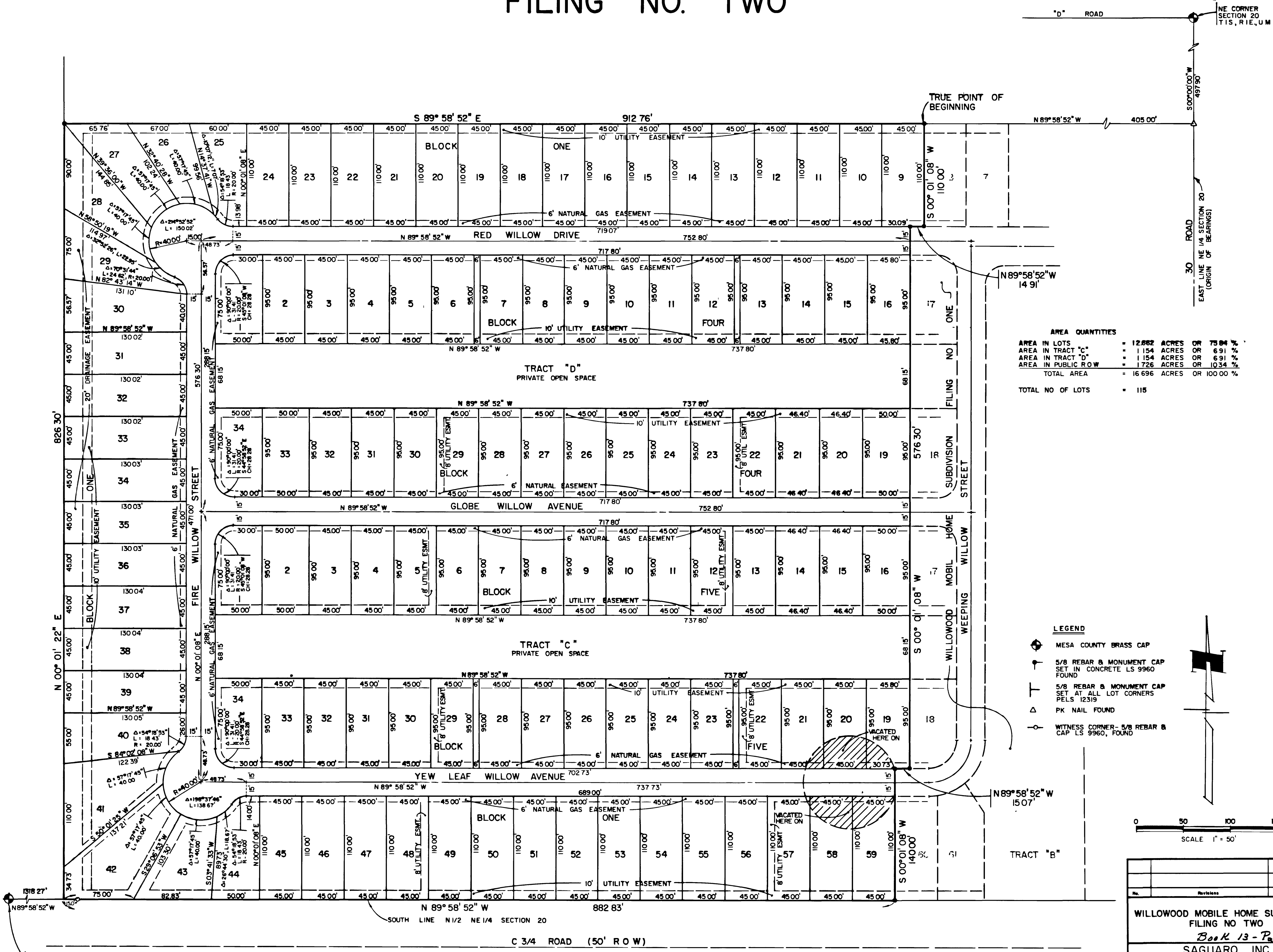
That the portion of roadway in the County of Mesa, State of Colorado be vacated. It is shown in the dedication of Willowood Mobile Home Subdivision as

RECORDED ON THE 25th DAY OF August, 1981, IN BOOK 12, PAGE 415, IN MESA, COUNTY, COLORADO.



No. _____	Revisions _____
By _____	Date _____
<b>WILLOWOOD MOBILE HOME SUBDIVISION</b> <b>FILING NO TWO</b> <i>Book 13 - Page 20</i> <b>SAGUARO, INC</b> 2117 SAGUARO GRAND JUNCTION 245-1310	
Scale _____	Drawn By <u>W J C</u>
Approved By _____	Date _____
	Date <u>JANUARY 1982</u> Sheet <u>1 OF 2</u>

# WILLOWOOD MOBILE HOME SUBDIVISION FILING NO. TWO

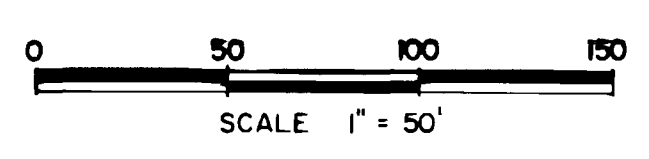


**AREA QUANTITIES**

AREA IN LOTS	= 12,862 ACRES	OR 75.04 %
AREA IN TRACT "C"	= 1,154 ACRES	OR 6.91 %
AREA IN TRACT "D"	= 1,154 ACRES	OR 6.91 %
AREA IN PUBLIC ROW	= 1,726 ACRES	OR 10.34 %
TOTAL AREA	= 16,696 ACRES	OR 100.00 %

TOTAL NO OF LOTS = 115

- LEGEND**
- ⊕ MESA COUNTY BRASS CAP
  - ⊕ 5/8 REBAR & MONUMENT CAP SET IN CONCRETE LS 9960 FOUND
  - ⊕ 5/8 REBAR & MONUMENT CAP SET AT ALL LOT CORNERS PELS 12319
  - △ PK NAIL FOUND
  - ⊕ WITNESS CORNER- 5/8 REBAR & CAP LS 9960, FOUND



No.	Revisions	By	Date

**WILLOWOOD MOBILE HOME SUBDIVISION  
FILING NO TWO  
Book 13 - Page 21**

**SAGUARO, INC**  
2117 SAGUARO GRAND JUNCTION  
245-1310

Scale AS SHOWN	Drawn By WJC	Date JANUARY 1982
Approved By	Date	Sheet 2 OF 2