

NE COR
SEC 16

PLAT
OF

TUCEE SUBDIVISION

SITUATED IN
NE 1/4 SECTION 16 T1S R1E U M

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED GARY W CAMPBELL IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND LYING IN THE NE 1/4 SECTION 16 T1S R1E UTE MERIDIAN AS SHOWN ON THE ACCOMPANYING PLAT THEREOF SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SE CORNER NE 1/4 SECTION 16 T1S R1E U M (A MESA COUNTY BRASS CAP FOUND IN PLACE) THENCE S89°52'25" W 185 00 FT ALONG THE SOUTH LINE OF THE NE 1/4 SEC 16 T1S R1E U M, THENCE N00°00'00" E 360 00 FT, THENCE N89°52'25" E 185 00 FT TO THE EAST LINE OF THE NW 1/4 SEC 16, THENCE S00°00'00" E 360 00 FT ALONG THE EAST LINE OF THE NE 1/4 SEC 16 T1S R1E U M TO THE POINT OF BEGINNING, CONTAINING 1 529 ACRES MORE OR LESS

THAT SAID GARY W CAMPBELL HAS CAUSED THE SAID PROPERTY TO BE LAID OUT AND SURVEYED AS TUCEE SUBDIVISION THAT THE SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC 30 FT FOR 1/2 ROAD & 33 FT FOR 3/4 ROAD AS SHOWN AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, IS DEDICATED OVER AND ACROSS THE ROADS AND STREETS WITHIN THIS SUBDIVISION, TOGETHER WITH THE UTILITY EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BUSHES; TOGETHER WITH THE RIGHT OF PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER, AND THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS IRRIGATION EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION DITCHES, FLUMES, AND CONDUITS

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREETS GRAVELING AND PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER ---

IN WITNESS WHEREOF, SAID GARY W CAMPBELL, OWNER OF ABOVE DESCRIBED REAL PROPERTY HAS CAUSED HIS NAME TO BE HERETO SUBSCRIBED THIS 12 DAY OF AUGUST, A D 1980

Gary W Campbell
GARY W CAMPBELL (OWNER)

STATE OF COLORADO)
COUNTY OF MESA) S S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BE FOR ME THIS 12th DAY OF August, A D 1980 BY GARY W CAMPBELL

MY COMMISSION EXPIRES July 25, 1981
WITNESS MY HAND AND OFFICAL SEAL

Larry R. Branson
NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) S.S. 1245898
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:22 O'CLOCK A M THIS 16 DAY OF January A D 1981 AND IS DULY RECORDED IN PLAT BOOK NO 12 AT PAGE 325

FEES \$ 10.00

Carl Sawyer
CLERK AND RECORDER

BY _____
DEPUTY

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, A D 1980
COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLO

Chairman
CHAIRMAN

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

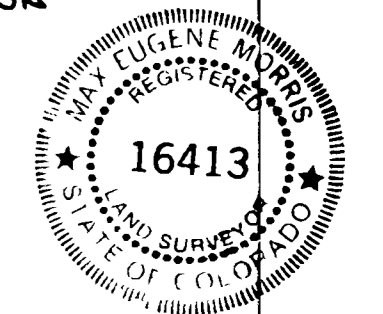
APPROVED THIS 24 DAY OF ADU, A D 1980
BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLO.

Chairman
CHAIRMAN

SURVEYORS CERTIFICATE

I, MAX E MORRIS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME IN JULY & AUGUST 1980 AND THIS PLAT OF TUCEE SUBDIVISION IS AN ACCURATE REPRESENTATION OF SAME.

Max E Morris
COLO REG LAND SURVEYOR 16413 MAX E MORRIS



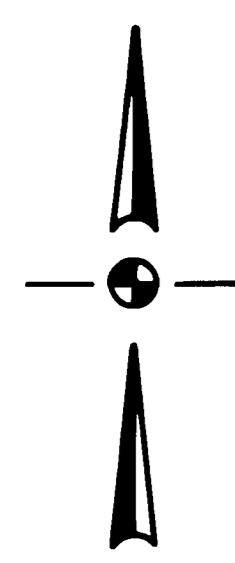
UTILITY COORDINATING COMMITTEE

BY *Wayne Weather* 9-26-1980
CHAIRMAN DATE

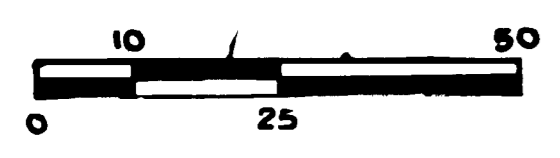
TUCEE SUBDIVISION	
SITUATED IN NE 1/4 SEC 16 T1S R1E U M MESA COUNTY COLO	
FOR GARY W CAMPBELL BOX 2593 GRAND JCT CO	DRAWN BY M E M
SCALE 1" IN = 20 FT	APPROVED BY:
DATE 8/11/80	SHEET NO 1 OF 1
FILE 0215	



QED
SURVEYING STMS
P.O. BOX 186
PALISADE, CO
464-7568



SCALE 1" = 20 FT

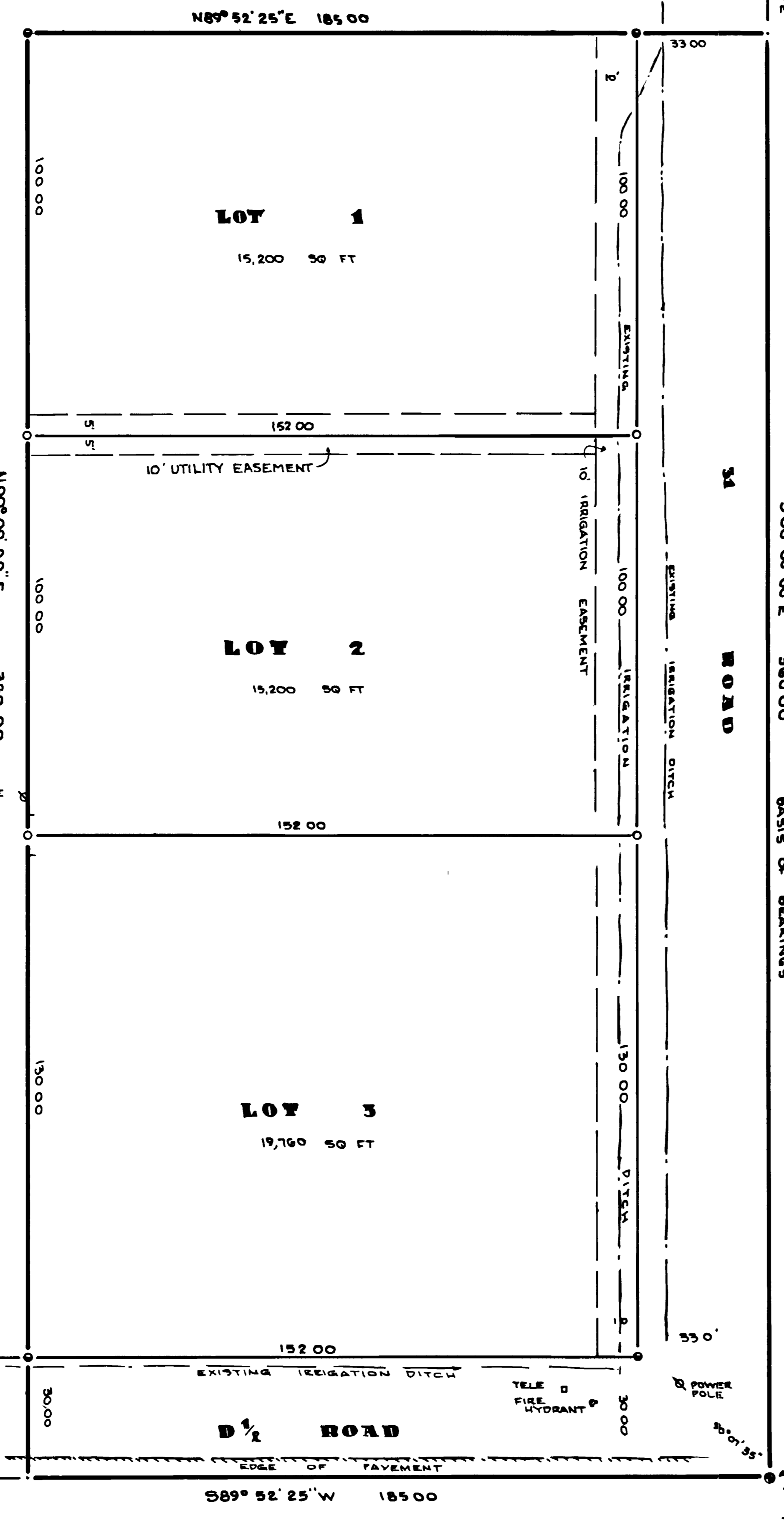


LEGEND & NOTES

- FOUND MESA COUNTY BRASS CAP
- SET 5 X 8.0 FT RE-ROD IN CONC W/CAP
- SET 5 X 2.0 FT. RE-ROD W/CAP

1 SURVEY ORIENTED W/ FOUND MONUMENTS

SERVICE POLE



CENTER SEC 16 S89°52'25"W 2455.62

S89°52'25"W 185 00

PDB
SE COR
NE 1/4 SEC 16
T1S R1E U M