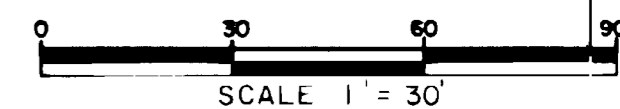


# VICTORIAN MANOR

NE CORNER  
W 1/2 SW 1/4  
SE 1/4 NW 1/4  
SECTION 16

SE CORNER  
NW 1/4  
SECTION 16  
T 1 S, R 1 E, U M



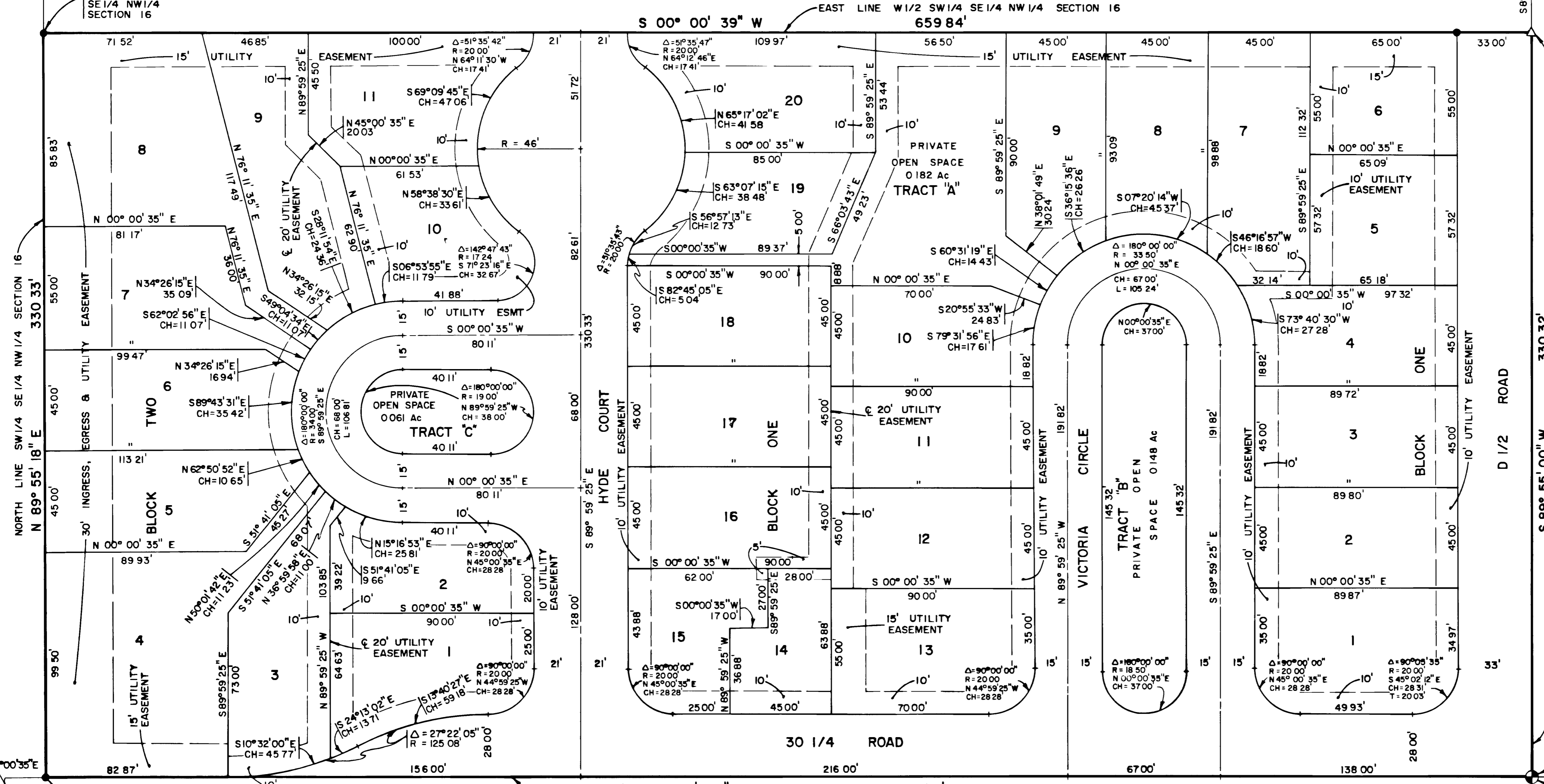
SE CORNER  
W 1/2 SW 1/4  
SE 1/4 NW 1/4  
SECTION 16

### LEGEND

- Indicates Mesa County Brass Cap
- ⊙ Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊕ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates Found Corner 5/8" Rebar
- △ Indicates PK Nail Set

### AREA QUANTITIES

Total Lots	31
Area In Lots	3216 Ac or 64.27 %
Area In Private Open Space	0.391 Ac or 7.82 %
Area In R O W	1.397 Ac or 27.91 %
Total Area	5004 Ac or 10000 %



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Dwight E. Cline and Aline W. Cline are the owners of that real property situated in the County of Mesa, State of Colorado and being the W 1/2 SW 1/4 SE 1/4 NW 1/4 of Section 16, 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:

Beginning at the SW Corner of the SW 1/4 SE 1/4 NW 1/4 of said Section 16; Thence N 00° 00' 35" E along the west line of the SE 1/4 NW 1/4 of said Section 16 a distance of 659.87 feet to the NW Corner of the SW 1/4 SE 1/4 NW 1/4 of said Section 16; Thence N 89° 55' 18" E along the north line of said SW 1/4 SE 1/4 NW 1/4 of Section 16 a distance of 330.33 feet to the NE Corner of the W 1/2 SW 1/4 SE 1/4 NW 1/4 of said Section 16; Thence S 00° 00' 35" W along the east line of said W 1/2 SW 1/4 SE 1/4 NW 1/4 of Section 16 a distance of 659.84 feet to the SE Corner of said W 1/2 SW 1/4 SE 1/4 NW 1/4 of Section 16; Thence S 89° 55' 00" W along the south line of the SE 1/4 NW 1/4 of said Section 16 a distance of 330.32 feet to the point of beginning, containing 5.004 acres.

That said owners have caused the said real property to be laid out and surveyed as Victorian Manor, a subdivision of a part of Mesa County, Colorado.

That said owners do 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 ingress, egress and 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 owners have caused their names to be hereunto subscribed this 18 day of Aug. A.D., 1980.

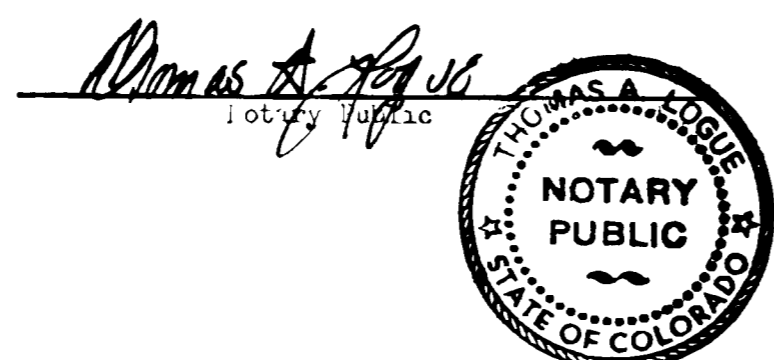
*Dwight E. Cline*  
Dwight E. Cline

*Aline W. Cline*  
Aline W. Cline

STATE OF COLORADO ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 18 day of Aug. A.D., 1980 by Dwight E. Cline and J. D. Kendrick.

My commission expires: Aug 9 1981  
Witness my hand and official seal.



STATE OF COLORADO )  
COUNTY OF MESA ) Reception #1237269

I, hereby certify that this instrument was filed in my office at 2:05 o'clock P.M. this 15 day of October A.D., 1980 and is duly recorded in Plat Book No. 72, Page 584.

*Clark Sawyer*  
Clark Sawyer  
Clerk and Recorder

Deputy  
Fees: \$ 10.00

APPROVED this 20 day of March A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

*Debra Samanillo*  
Chairman

APPROVED this 20 day of August A.D., 1980. Board of County Commissioners of Mesa County, Colorado.

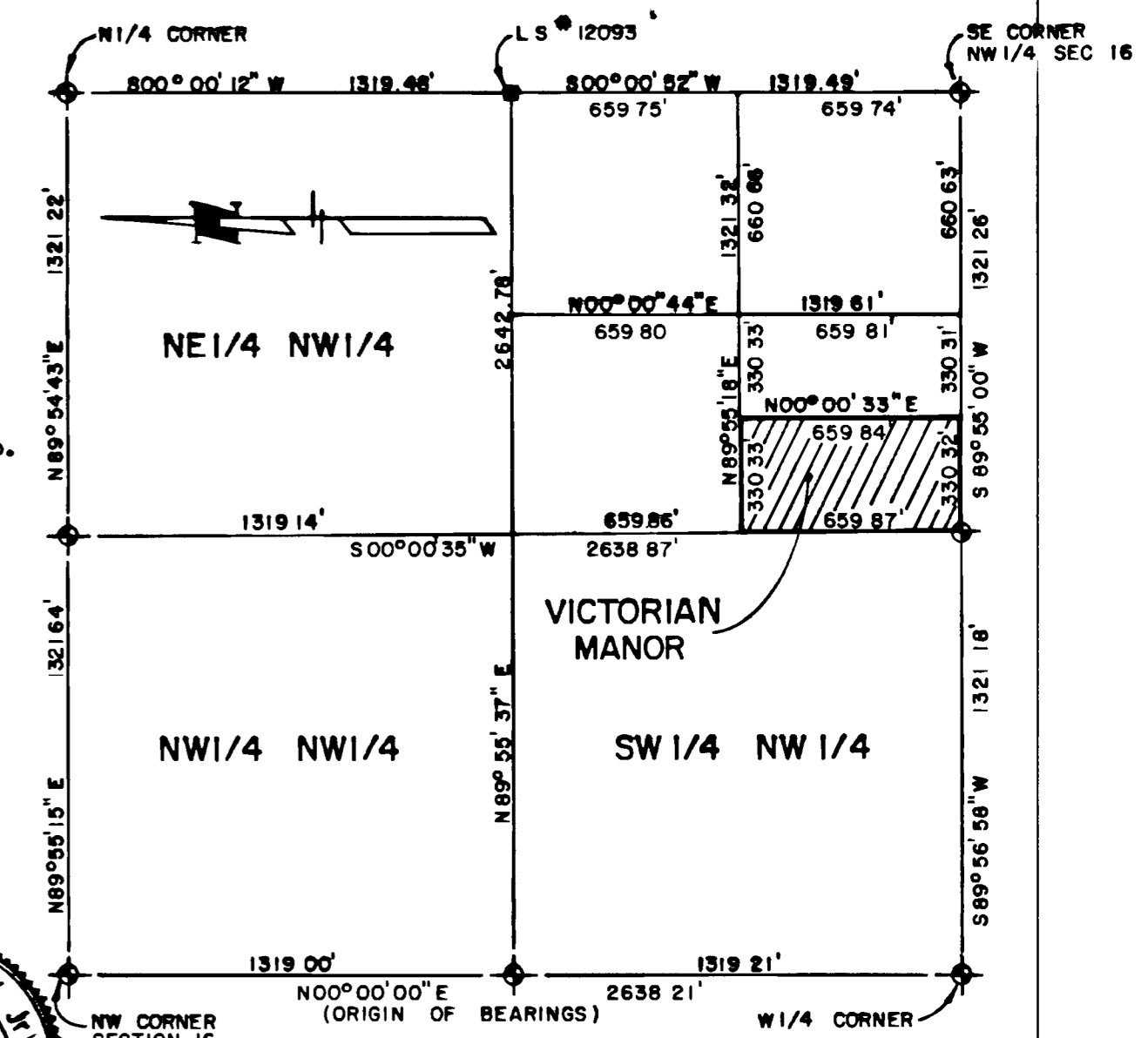
*Paul Johnson*  
Chairman

I, James T. Patty Jr., do hereby certify that the accompanying plat of Victorian Manor, 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.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: *Robert A. Sawyer*  
Mesa County Clerk

Date: Aug. 18, 1980



LOCATION MAP  
NW 1/4 SECTION 16, T.1 S., R.1 E., U.M.  
SCALE 1" = 500'

### VICTORIAN MANOR

