

WEDGEWOOD PARK SUBDIVISION FILING NO. 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Jose G Rabanal, Rebecca Rabanal, John B Curtis, and Sybil P Curtis are the owners of that real property in the County of Mesa, State of Colorado and being that part of the SW 1/4 Section 16, T18R16E, Ute Meridian as shown on the accompanying plat said real property being more particularly described as follows:

Beginning at a point on the East line of the SW 1/4 of Section 16, T18R16E Ute Meridian from whence the S 1/4 corner of said Section 16 bears S 00° 00' 00" W 527.88 feet, thence N 90° 00' 00" W 495.45 feet, thence N 00° 07' 00" E 528.00 feet, thence N 90° 00' 00" W 149.00 feet, thence N 00° 07' 00" E 95.00 feet, thence N 90° 00' 00" W 29.51 feet, thence N 00° 00' 00" W 70.00 feet, thence along the arc of a 175.00 foot radius curve to the right 137.44 feet, the chord of which bears N 22° 30' 00" E 133.94 feet, thence N 45° 00' 00" E 158.14 feet, thence along the arc of a 175.00 foot radius curve to the right 274.85 feet, the chord of which bears N 90° 00' 00" E 247.49 feet, thence S 45° 00' 00" E 154.03 feet, thence along the arc of a 175.00 foot radius curve to the right 131.76 feet, the chord of which bears S 23° 25' 50" E 128.67 feet, thence along the arc of a 20.00 foot radius curve to the left 30.73 feet, the chord of which bears S 45° 52' 20" E 27.79 feet, thence S 89° 53' 00" E 83.68 feet to a point on the East line of said SW 1/4 of Section 16, thence along East line of said SW 1/4 S 00° 08' 00" W 682.07 feet to the point of beginning. Containing 11.129 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Wedgewood Park Subdivision, Filing No. 2 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 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 owners have caused their names to be hereunto subscribed this 9th day of April A D 1980.

Jose G Rabanal
Jose G Rabanal
Rebecca Rabanal
Rebecca Rabanal
John B Curtis
John B Curtis
Sybil P Curtis
Sybil P Curtis

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of April A D, 1980 by Jose G Rabanal, Rebecca Rabanal, and John B Curtis and Sybil P Curtis.

My Commission Expires October 27, 1981
Witness my hand and official Seal

Anna M. Schaefer
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

1223357

I hereby certify that this instrument was filed in my office at 3:30 o'clock PM this 6 day of May A D 1980, and is duly recorded in Plat Book No 12, Page 259.

Fees \$ 10.00

Debra Vanaman
Deputy
Paul Schaefer
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of MARCH A D, 1980 County Planning Commission of the County of Mesa, Colorado.

Joseph Dammerville
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of APRIL A D, 1980 Board of County Commissioners of the County of Mesa, Colorado.

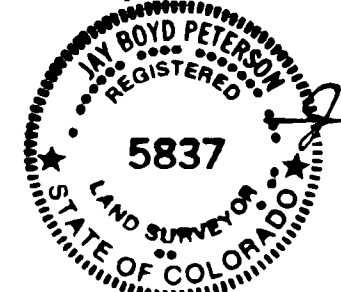
Paul Schaefer
Chairman

SURVEYOR'S CERTIFICATE

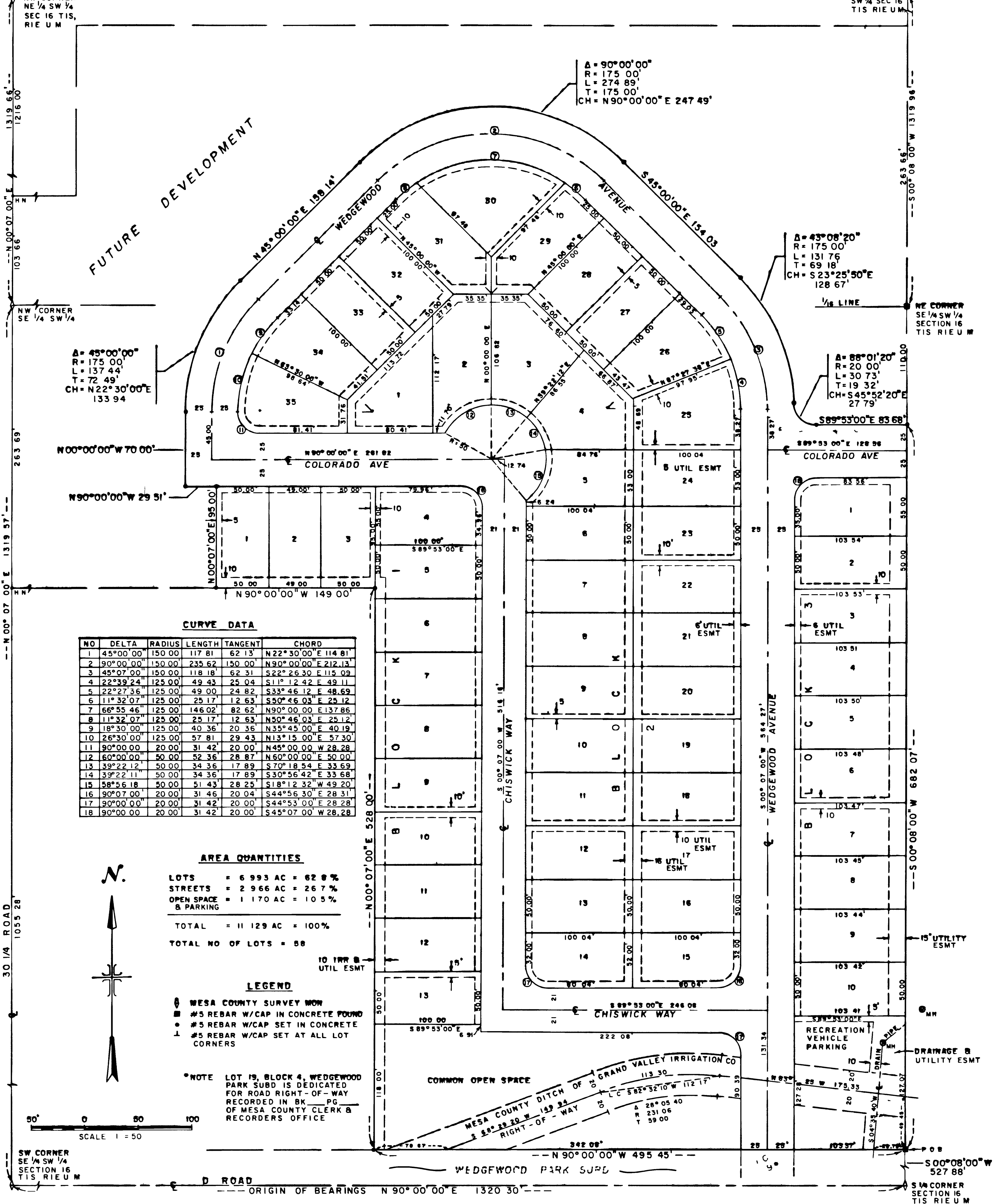
I, J. Boyd Peterson, do hereby certify that the accompanying plat of Wedgewood Park Subdivision, Filing No. 2, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

J. Boyd Peterson
J. Boyd Peterson
Colorado Reg No 5837

By *Robert A. Larson* Date 4-30-80
Mesa County Road Department



WESTERN ENGINEERS INC
PLAT OF
WEDGEWOOD PARK SUBDIVISION
FILING NO 2
MESA COUNTY, COLORADO
SURVEYED _____ DRAWN A.S.C. CHECKED J.B.P.
GRAND JUNCTION COLO DWG 2645 879 4 2/12/80



CURVE DATA

NO	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	45°00'00"	150.00	117.81	62.13	N22°30'00"E 114.81
2	90°00'00"	150.00	235.62	150.00	N90°00'00"E 212.13
3	45°07'00"	150.00	118.18	62.31	S22°26'30"E 115.09
4	22°39'24"	125.00	49.43	25.04	S11°12'42"E 49.11
5	22°27'36"	125.00	49.00	24.82	S33°46'12"E 48.69
6	11°32'07"	125.00	25.17	12.63	S90°46'03"E 25.12
7	66°55'46"	125.00	146.02	82.62	N90°00'00"E 137.86
8	11°32'07"	125.00	25.17	12.63	N50°46'03"E 25.12
9	18°30'00"	125.00	40.36	20.36	N35°45'00"E 40.19
10	26°30'00"	125.00	57.81	29.43	N13°15'00"E 57.30
11	90°00'00"	20.00	31.42	20.00	N45°00'00"W 28.28
12	60°00'00"	50.00	52.36	28.87	N60°00'00"E 50.00
13	39°22'12"	50.00	34.36	17.89	S70°18'54"E 33.69
14	39°22'11"	50.00	34.36	17.89	S30°56'42"E 33.68
15	58°55'18"	50.00	51.43	28.25	S18°12'32"W 49.20
16	90°07'00"	20.00	31.46	20.04	S44°56'30"E 28.31
17	90°00'00"	20.00	31.42	20.00	S44°53'00"E 28.28
18	90°00'00"	20.00	31.42	20.00	S45°07'00"W 28.28

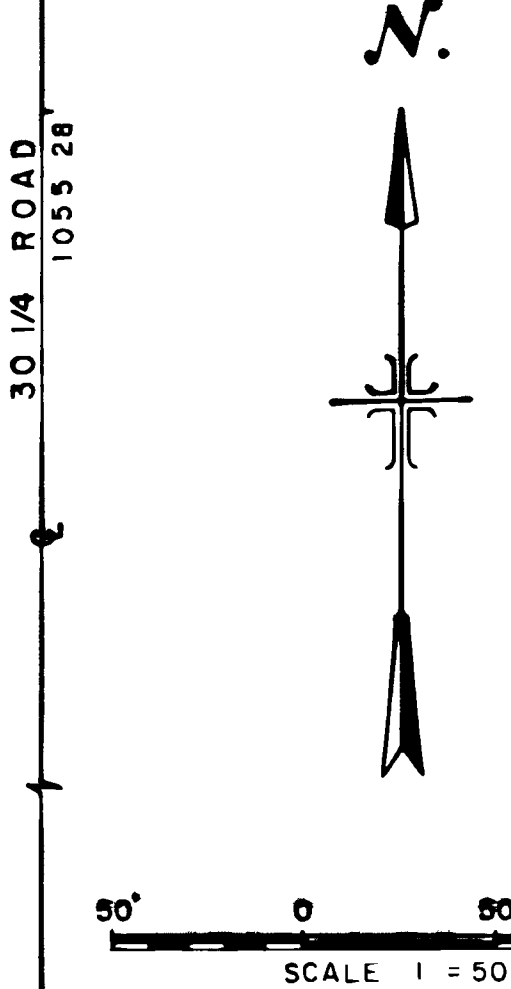
AREA QUANTITIES

LOTS = 6.993 AC = 62.8%
STREETS = 2.966 AC = 26.7%
OPEN SPACE & PARKING = 1.170 AC = 10.5%
TOTAL = 11.129 AC = 100%
TOTAL NO OF LOTS = 58

LEGEND

- WESA COUNTY SURVEY MON
- #5 REBAR W/CAP IN CONCRETE FOUND
- #5 REBAR W/CAP SET IN CONCRETE
- ⊥ #5 REBAR W/CAP SET AT ALL LOT CORNERS

*NOTE LOT 19, BLOCK 4, WEDGEWOOD PARK SUBD IS DEDICATED FOR ROAD RIGHT-OF-WAY RECORDED IN BK PG OF MESA COUNTY CLERK & RECORDERS OFFICE



SW CORNER SE 1/4 SW 1/4 SECTION 16 T18R16E U