

OLSONWOOD SUBDIVISION

RECITALS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kenneth A. Olson and Mary E. Olson are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE Corner of the SE 1/4 SE 1/4 of said Section 4; Thence N 89° 59' 00" W along the north line of the SE 1/4 SE 1/4 of said Section 4 a distance of 30.00 feet; Thence S 00° 12' 00" E 100.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00° 12' 00" E 172.50 feet to a point on the centerline of the Palisade Irrigation District ditch; Thence along said centerline of the Palisade Irrigation District ditch by the following four (4) courses and distances: (1) N 78° 43' 00" W 169.40 feet; (2) Thence along the arc of a curve to the left whose radius is 700.11 feet and whose long chord bears N 87° 07' 30" W 204.75 feet; (3) S 84° 28' 00" W 107.10 feet; (4) S 88° 51' 12" W 77.40 feet to a point on the centerline of Lewis Waste Ditch; Thence N 09° 43' 43" W along said centerline of Lewis Waste Ditch a distance of 244.66 feet to a point on the north line of the SE 1/4 SE 1/4 of said Section 4; Thence S 89° 59' 00" E along said north line of the SE 1/4 SE 1/4 of Section 4 a distance of 485.00 feet; Thence S 00° 01' 00" W 100.00 feet; Thence S 89° 59' 00" E 110.38 feet to the TRUE POINT OF BEGINNING, containing 2.911 acres.

That said owners have caused the said real property to be laid out and surveyed as Olsonwood Subdivision, 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 utility, irrigation and drainage 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 10 day of MARCH A.D., 1979.

Kenneth A. Olson
Kenneth A. Olson

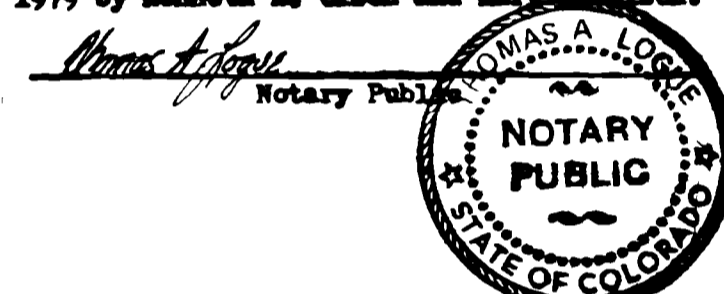
Mary E. Olson
Mary E. Olson

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 10 day of MARCH A.D., 1979 by Kenneth A. Olson and Mary E. Olson.

My commission expires: Aug 25 1981

Witness my hand and official seal.



CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:45 o'clock P.M. this 2 day of August A.D., 1979, and is duly recorded in Plat Book 12, Page 171, # 1198946

Earl Sawyer
Earl Sawyer
Clerk and Recorder

Deputy

Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24th day of JULY A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

Harry C. Gallatt
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of JULY A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Margaret Albano
Chairman

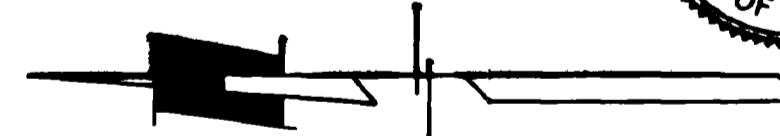
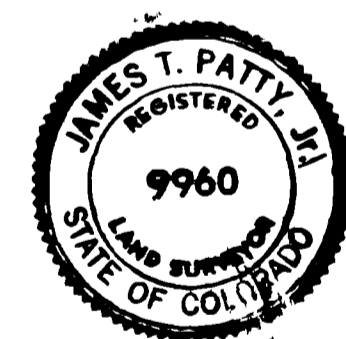
SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Olsonwood Subdivision, 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: Bill Berman
Mesa County Road Department

Date: 7-30-79



LEGEND

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

AREA QUANTITIES

Total Acres In Lots	1.994 Ac or 68.50%
Total Acres In Public Site	0.231 Ac or 7.94%
Total Acres In Street	0.472 Ac or 16.21%
Total Acres In Ditch (ROW)	0.214 Ac or 7.35%
Total Acres	2.911 Ac or 100.00%
Total No of Lots =	5

OLSONWOOD SUBDIVISION

PARAGON ENGINEERING, INC.
1301 1/2 Ave.
Grand Junction, Colorado 81501 (970) 242-8884