

# SHOSHONE SUBDIVISION - FIRST ADDITION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship, is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within the E<sup>2</sup>W<sup>2</sup>N<sup>4</sup>NE<sup>4</sup> of Sec. 9, T1S; R1E of the Ute Meridian, being more particularly described as follows: Beginning at a point on the north line of said Sec. 9 from whence the N<sup>4</sup> corner of said Sec. 9 bears N89°49'10"W 330.36 ft; thence S89°49'10"E along the north line of said Sec. 9 315.36 ft; thence S00°00'38"E 1318.76 ft; thence N89°50'53"W along the south line of said E<sup>2</sup>W<sup>2</sup>N<sup>4</sup>NE<sup>4</sup> 315.49 ft; thence N00°00'19"W along the west line of said E<sup>2</sup>W<sup>2</sup>N<sup>4</sup>NE<sup>4</sup> 1318.91 ft. to the POINT OF BEGINNING, and containing 9.550 acres, as shown by the accompanying plat thereof.

That the said owner has caused the said real property to be laid out and surveyed as SHOSHONE SUBDIVISION - FIRST ADDITION, a subdivision of a part of the county of Mesa:

That the 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 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 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser . . . . not the County of Mesa.

IN WITNESS WHEREOF, said owner Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship, has caused his name to be hereunto subscribed this 15 day of MAY A.D., 1979

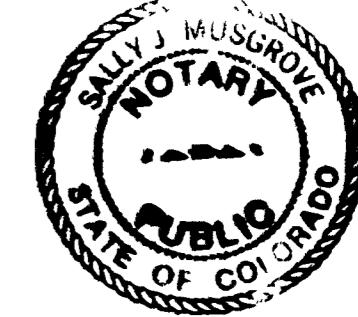
By Lawrence C. Warren  
Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship

STATE OF COLORADO) ss.  
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May A.D., 1979, by owner Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship.

My Commission expires February 25, 1983  
Witness my hand and official seal

Sally J. Musgrave  
Notary Public



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss. F 1196523  
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:10 o'clock P.M., July 9, A.D., 1979, and is duly recorded in Plat Book No 12 Page 179.  
By Earl Sawyer Clerk & Recorder Fees \$ 10.00 By \_\_\_\_\_ Deputy

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of June, A.D., 1979 County Planning Commission of the County of Mesa, Colorado.

By H.C. Falset  
Chairman

### BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 14<sup>th</sup> day of June, A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado

By Maxine Alford  
Chairman



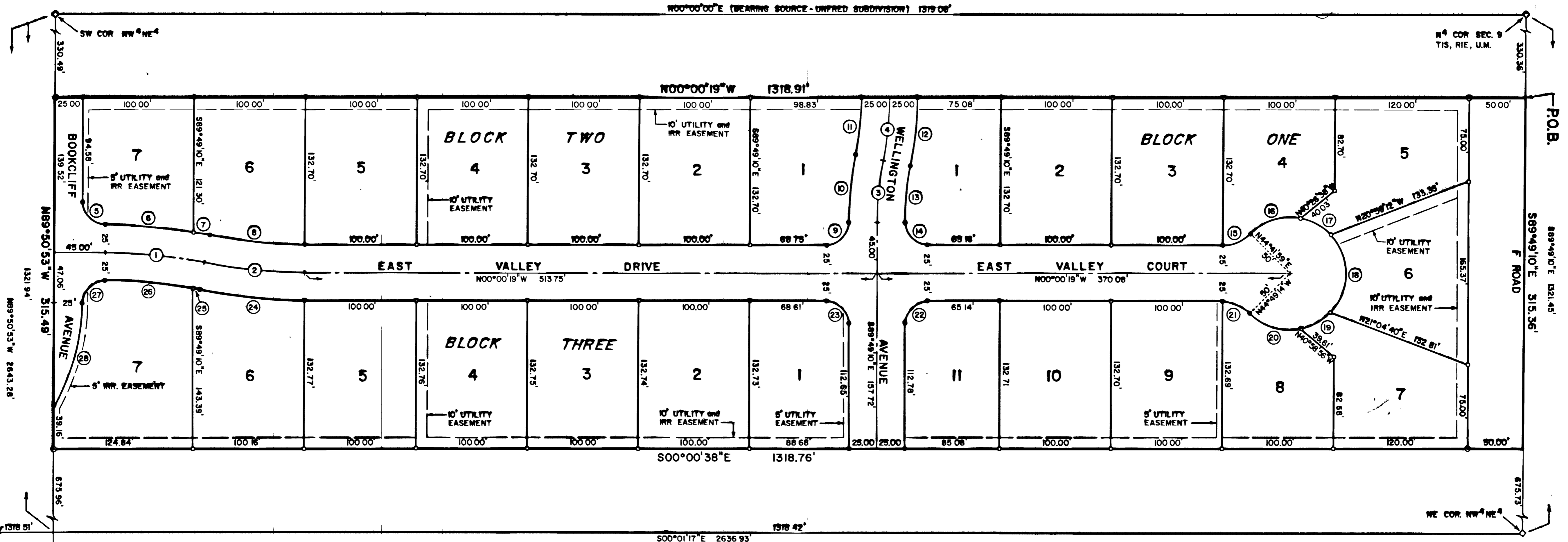
### SURVEYOR'S CERTIFICATE

I, Luther T. Musgrave, do hereby certify that the accompanying plat of SHOSHONE SUBDIVISION - FIRST ADDITION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By Luther T. Musgrave 5-10-79  
Registered Land Surveyor, L.S. 10386

By Bill Barnum  
Mesa County Road Dept

Date: 6-25-79



### LEGEND

- — PERIMETER MONUMENT: No 5 REBAR x 3' w/ALLOY CAP, SET IN CONCRETE
- — BLOCK CORNER: No 5 REBAR x 3' w/ALLOY CAP
- — LOT CORNER: No 5 REBAR x 2' w/PLASTIC CAP
- ◇ — FOUND MESA COUNTY SURVEY MONUMENT
- ◆ — FOUND REBAR w/CAP - NICHOLS

### AREA SUMMARY

AREA IN LOTS	7.356 ac	77.03 %
AREA IN STREETS	2.194 ac.	22.97 %
TOTAL	9.550 ac	100.00 %

### CURVE DATA

#	Δ	RADIUS	ARC	TANGENT	CHORD	#	Δ	RADIUS	ARC	TANGENT	CHORD
1	11°32'26"	449.74	90.59	45.45	N05°45'54"E 90.44	15	45°17'43"	34.31	27.12	14.31	N22°39'10"W 26.42
2	11°32'26"	449.74	90.59	45.45	N05°45'54"E 90.44	16	56°34'13"	50.00	49.37	26.91	N17°00'55"W 47.39
3	10°08'17"	320.23	56.66	28.41	N84°45'01"W 56.59	17	34°22'39"	50.00	30.00	15.47	N28°27'31"E 29.55
4	10°08'17"	320.23	56.66	28.41	N84°45'01"W 56.59	18	88°36'05"	50.00	77.32	48.79	N28°56'53"E 69.84
5	90°09'26"	19.88	31.28	19.93	N45°04'24"E 28.15	19	34°22'39"	50.00	30.00	15.47	N28°33'45"W 29.55
6	09°42'00"	474.74	80.37	40.28	N04°50'41"E 80.28	20	56°33'12"	50.00	49.35	26.90	N16°54'10"E 47.37
7	01°50'26"	474.74	15.25	7.63	N10°36'52"E 15.25	21	45°11'05"	34.70	27.36	14.44	N22°35'14"E 26.66
8	11°32'26"	424.74	85.55	42.92	N05°45'54"E 85.41	22	89°48'51"	20.00	31.35	19.94	N44°54'45"W 28.24
9	89°48'51"	20.15	31.58	20.08	N44°54'45"W 28.44	23	90°11'09"	20.00	31.48	20.07	N45°05'15"E 28.33
10	10°08'17"	345.23	61.09	30.62	N84°45'01"W 61.01	24	11°32'26"	474.74	95.62	47.97	N05°45'54"E 95.46
11	10°07'20"	295.23	52.16	26.15	N84°44'32"E 52.09	25	00°42'29"	424.74	5.25	2.63	N11°10'46"E 5.25
12	10°09'06"	345.23	61.17	30.66	N84°45'26"W 61.09	26	10°32'25"	424.74	78.14	39.18	N05°33'25"E 78.03
13	10°08'17"	295.23	52.24	26.19	N84°45'01"W 52.17	27	90°08'06"	22.18	34.90	22.23	N44°46'48"W 31.41
14	90°11'09"	19.85	31.25	19.92	N45°05'15"E 28.12	28	31°07'47"	173.61	94.33	48.36	N74°17'00"W 93.17



### SHOSHONE SUBDIVISION - FIRST ADDITION

#### FINAL PLAT

FOR <b>LARRY WARREN</b>		SURVEYED BY
SCALE HORIZONTAL 1" = 50' VERTICAL 1" = 25.50'		DRAWN BY <b>RFK</b>
DATE <b>4/26/79</b>	APPROVED BY <b>LTM</b>	SHEET NO
		FILE NO <b>78-12-10</b>