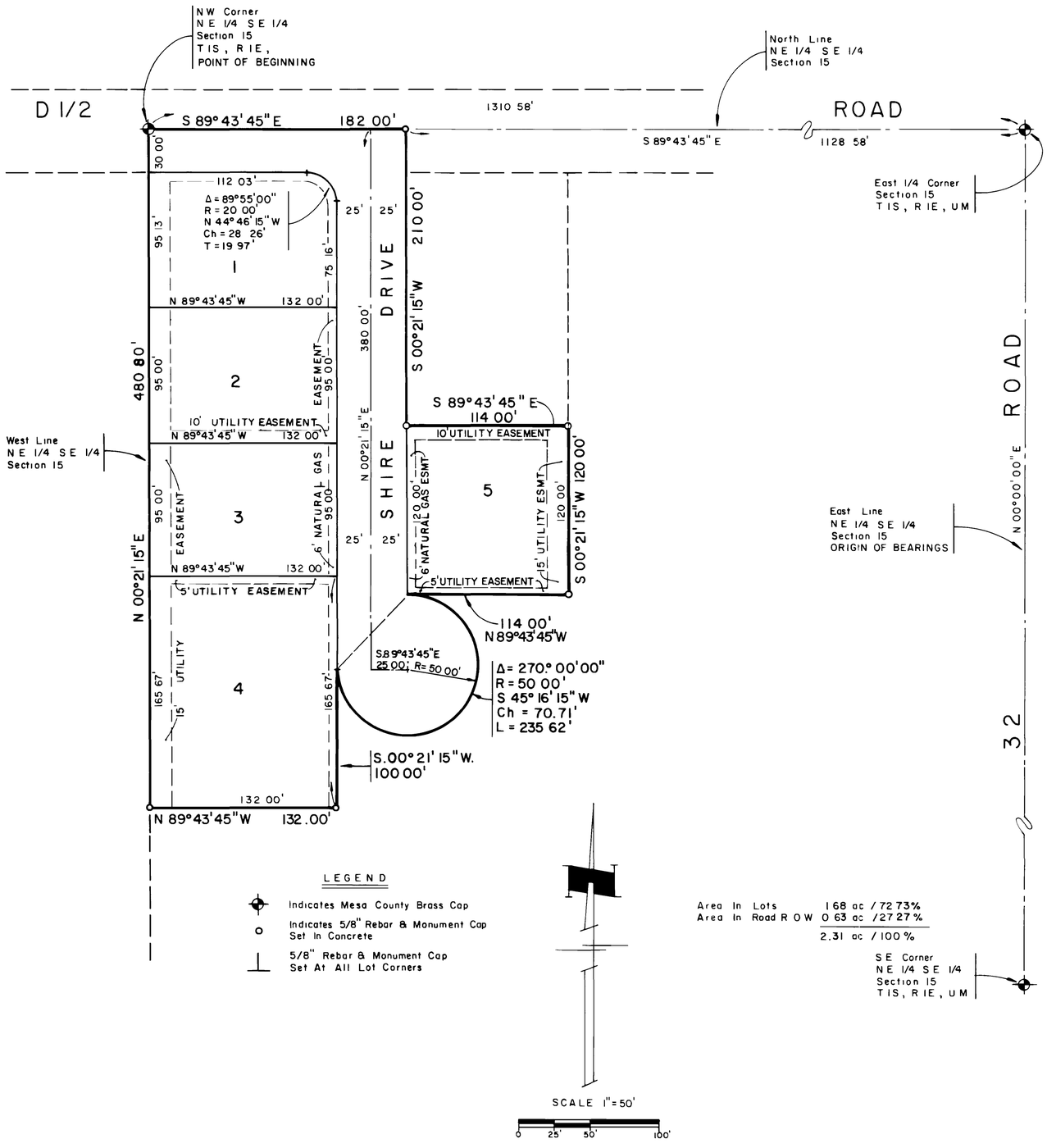
CHATFIELD SUBDIVISION



LEGEND

- Indicates Mesa County Brass Cap
- o Indicates 5/8" Rebar & Monument Cap Set In Concrete
- ⊥ 5/8" Rebar & Monument Cap Set At All Lot Corners

Area In Lots	1 68 ac	/ 72 73%
Area In Road R O W	0 63 ac	/ 27 27 %
	2.31 ac	/ 100 %

SE Corner
NE 1/4 SE 1/4
Section 15
T1S, R1E, UM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Wesley O. Wood, Donna Lee Wood and Minnie Chatfield are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 SE 1/4 of Section 15, 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:

Beginning at the Northwest Corner (N.W. Cor.) NE 1/4 SE 1/4 of said Section 15; Thence S 89° 43' 45" E along the north line NE 1/4 SE 1/4 of said Section 15 a distance of 182.00 feet; Thence S 00° 21' 15" W 210.00 feet; Thence S 89° 43' 45" E 114.00 feet; Thence S 00° 21' 15" W 120.00 feet; Thence N 89° 43' 45" W 114.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 45° 16' 15" W 70.71 feet; Thence S 00° 21' 15" W 100.00 feet; Thence N 89° 43' 45" W 132.00 feet to a point on the west line NE 1/4 SE 1/4 of said Section 15; Thence N 00° 21' 15" E along said west line NE 1/4 SE 1/4 of Section 15 a distance of 480.80 feet to the point of beginning, containing 2.31 acres.

That said owners have caused the said real property to be laid out and surveyed as Chatfield 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 7th day of AUGUST A.D., 1978.

Wesley O. Wood — Donna Lee Wood — Minnie Chatfield by Donna Lee Hood

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7th day of AUGUST A.D., 1978 by Wesley O. Wood, Donna Lee Wood and Minnie Chatfield.

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

Thomas A Joyce
Notary Public

THOMAS A JOYCE NOTARY PUBLIC STATE OF COLORADO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

1173153

I hereby certify that this instrument was filed in my office at 3:05 o'clock P.M. this 6 day of October A.D., 1978 and is duly recorded in Plat Book No. 12, Page 75.

Earl Sawyer
Clerk and Recorder

By Hazel M. Hurley
Deputy

Fees: $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of SEPTEMBER A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18th day of September A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Chatfield 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

JAMES T PATTY JR. REGISTERED 9960 LAND SURVEYOR STATE OF COLORADO

By: Bill Berrom
Mesa County Road Department

Date 9-21-78

CHATFIELD SUBDIVISION

[redacted]

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