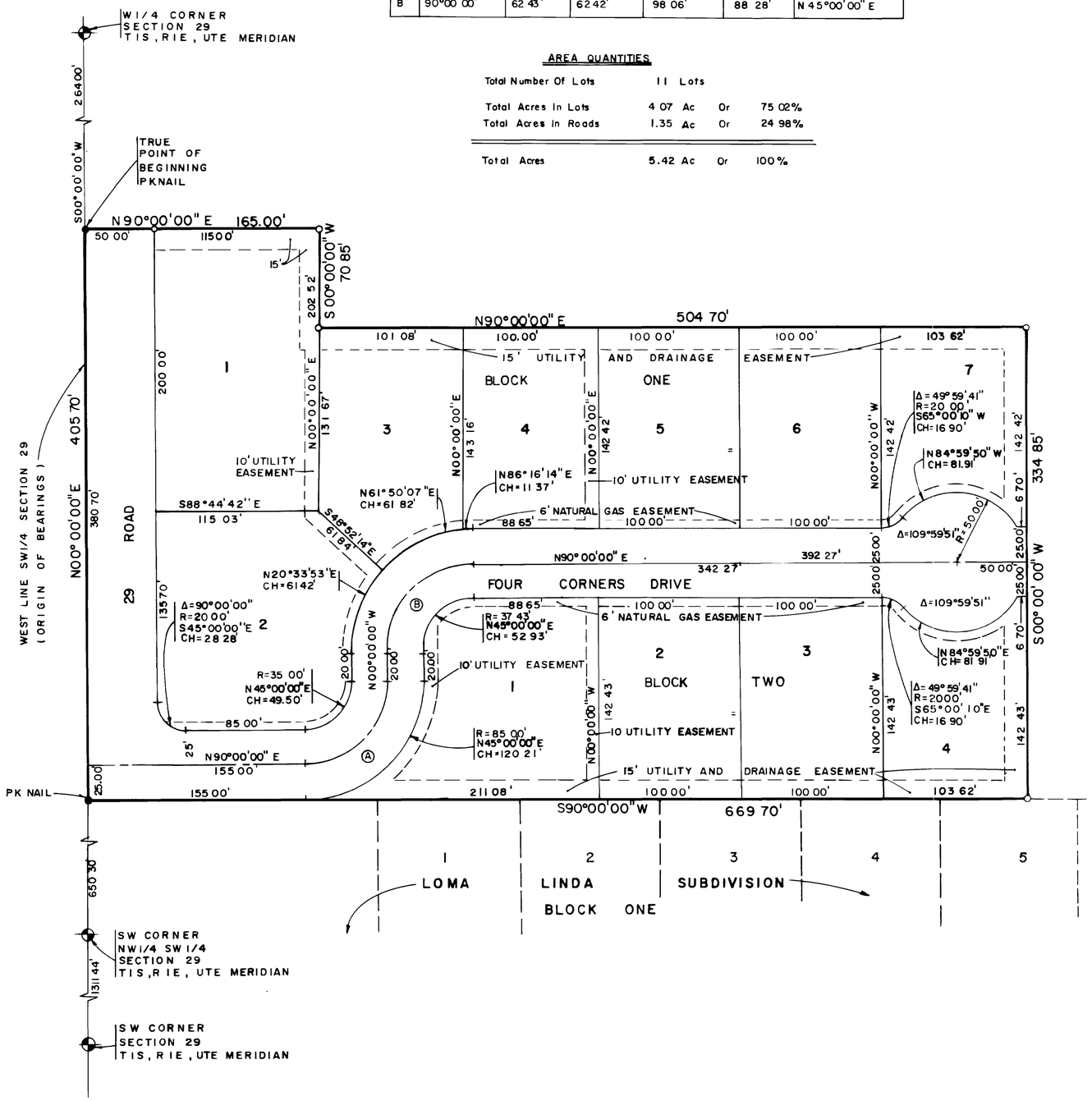
FOUR CORNERS SUBDIVISION

CENTERLINE STREET CURVE DATA						
NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	90°00'00"	60 00'	60 00'	94 25'	84 85'	N 45°00'00" E
B	90°00'00"	62 43'	62 42'	98 06'	88 28'	N 45°00'00" E

AREA QUANTITIES

Total Number Of Lots	11 Lots		
Total Acres In Lots	4 07 Ac	Or	75 02%
Total Acres In Roads	1.35 Ac	Or	24 98%
Total Acres	5.42 Ac	Or	100%



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Tim B. Austin and Barbara J. Austin are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 SW 1/4 Section 29, 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 West 1/4 Corner of said Section 29; Thence S 00° 00' 00" W along the west line of the SW 1/4 of said Section 29 a distance of 264.00 feet to the TRUE POINT OF BEGINNING; Thence N 90° 00' 00" E 165.00 feet; Thence S 00° 00' 00" W 70.85 feet; Thence N 90° 00' 00" E 504.70 feet; Thence S 00° 00' 00" W 334.85 feet; Thence S 90° 00' 00" W 669.70 feet to a point on the west line of the SW 1/4of said Section 29; Thence N 00° 00' 00" E along said west line SW 1/4 of Section 29 a distance of 405.70 feet to the TRUE POINT OF BEGINNING, containing 5.42 acres.

That said owners have caused the said real property to be laid out and surveyed as Four Corners 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 those portions of said real property which are labeled as utility and drainage easements on the accompanying plat to the Public Utilities 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 16th day of MAY A.D, 1978.

Tim R. Austin

Barbara J. Austin

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 16th day of MAY A.D., 1978 by Tim R. Austin and Barbara J. Austin.

My Commission Expires: Aug 9th 1981.
Witness my hand and official seal.

Thomas A. Logue
Notary Public

THOMAS A. LOGUE NOTARY PUBLIC STATE OF COLORADO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA) F 1166801

I hereby certify that this instrument was filed in my office at 4:20 o'clock P.M. this 26 day of July A.D., 1978 and is duly recorded in Plat Book No. 12, Page 53.

Earl Sawyer
Clerk and Recorder

By Hazel M. Huskey
Deputy

Fees: $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5TH day of JUNE A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A Bras
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 13th day of June A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Chairman

SCALE 1" = 50'

SURVEYORS CERTIFICATE

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

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

JAMES T. PATTY REGISTERED 9960 LAND SURVEYOR STATE OF COLORADO

by: Bill Bonoon
Mesa County Road Department

Date 7-7-78

FOUR CORNERS SUBDIVISION

[redacted]

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