

# TAMARACK MEADOWS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned B.C.C. Investments, A Limited Partnership and Alma L. Van Horne and Emery A White are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of E 1/2 SW 1/4 and the W 1/4 all in Section 9, T.1S, R.1E, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NE corner of the E 1/2 of the SW 1/4 of said Section 9; Thence S. 89° 49' 55" E along the North line of the W 1/2 SE 1/4 of said Section 9 a distance of 90.50 feet; Thence S. 00° 00' 02" E 274.00 feet; Thence S. 89° 49' 55" E 111.00 feet; Thence N. 00° 00' 02" W 274.00 feet to a point on said North line of the W 1/2 SE 1/4 of Section 9; Thence S. 89° 49' 55" E along said North line of the W 1/2 SE 1/4 of Section 9 a distance of 145.00 feet; Thence S. 00° 00' 02" E 497.68 feet; Thence N. 89° 56' 40" W 123.81 feet; Thence S. 00° 03' 20" W 32.00 feet; Thence N. 89° 56' 40" W 520.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S. 45° 03' 20" W 70.71 feet; Thence N. 00° 03' 20" E 1.07 feet; Thence N. 89° 56' 40" W 114.58 feet; Thence N. 00° 00' 11" W 580.00 feet to a point on the North line E 1/2 SW 1/4 of said Section 9; Thence S. 89° 51' 22" E along said North line E 1/2 SW 1/4 of Section 9 a distance of 210.00 feet; Thence S. 00° 08' 38" W 280.00 feet; Thence S. 89° 51' 22" E 175.00 feet; Thence S. 89° 51' 22" E along said North line E 1/2 SW 1/4 of said Section 9 a distance of 77.00 feet to the POINT OF BEGINNING. Containing 6.545 Acres.

That said owners have caused the said real property to be laid out and surveyed as Tamarack Meadows 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 and public utilities forever and hereby dedicate those portions of said real property which are labeled as utility, drainage and irrigation 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.

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 JANUARY, A.D., 1978.

BCC Investments, a Limited Partnership

*William C. Bennett*  
William C. Bennett, General Partner

*Emery A. White*  
Emery A. White, Attorney in Fact  
for Alma L. Van Horne

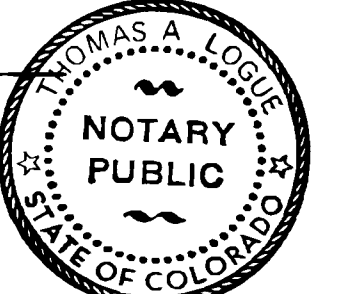
*Emery A. White*  
Emery A. White

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 16th day of JANUARY, A.D., 1978 by William C. Bennett, General Partner of BCC Investments a Limited Partnership and Emery A. White Attorney in Fact for Alma L. Van Horne and Emery A. White.

My Commission Expires: Aug 9th 1981  
Witness My Hand and Official Seal.

*Thomas A. Logie*  
Notary Public



STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1153746

I hereby certify that this instrument was filed in my office at 3:50 o'clock P.M., this 23rd day of February, A.D., 1978 and duly recorded in Plat Book No. 11, Page 332.

*Earl Sawyer*  
Clerk and Recorder

*Hayel M. Huskey*  
Deputy

Fees \$ 10.00

Approved this 27th day of JANUARY, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

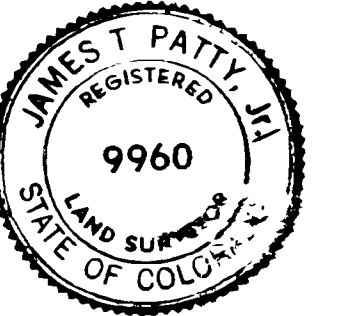
*Richard L. Johnson*  
Chairman

Approved this 14th day of FEBRUARY, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

*Earl Sawyer*  
Chairman

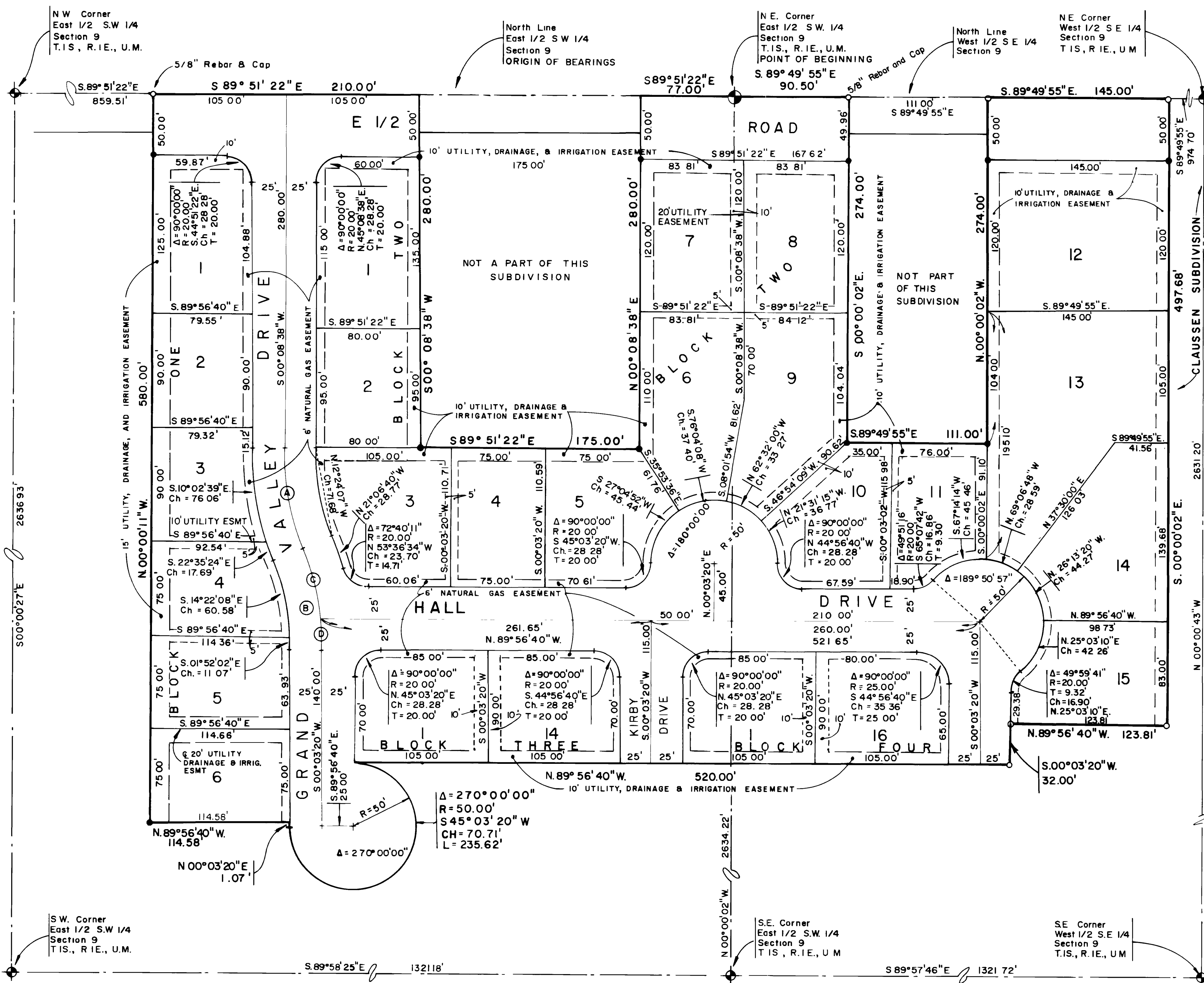
I, James T. Patty Jr., do hereby certify that the accompanying plat of Tamarack Meadows Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



By: *Bill Johnson*  
Mesa County Road Department

Date: 1-16-78



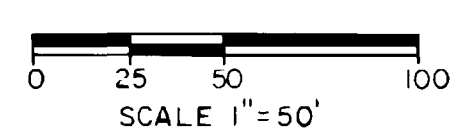
STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT	LENGTH
A	25°05'30"	190.00'	82.54'	S. 12° 24' 07" E	42.28'	83.21'
B	25°00'12"	190.00'	82.26'	S. 12° 26' 44" E	42.13'	82.91'
C	17°26'30"	190.00'	57.62'	N. 16° 13' 37" W	29.14'	57.84'
D	7°33'42"	190.00'	25.06'	S. 03° 43' 31" E	12.37'	25.08'

AREA QUANTITIES

Total Area In Lots	4.500 Ac or 68.75 %
Total Area In Roadways	2.045 Ac or 31.25 %
Total Area In Subdivision	6.545 Ac or 100.00 %
Total Lots	21

- LEGEND
- Mesa County Brass Cap
  - ⊕ 5/8" Rebar & Monument Cap Set In Concrete
  - ⊕ 5/8" Rebar & Monument Cap Set At All Lot Corners



TAMARACK MEADOWS SUBDIVISION  
PARAGON ENGINEERING, INC.  
825 ROOD AVE., GRANDJUNCTION, COLO., 81501 PHONE 243-8965  
DEC. 1977