

NW Cor
SE 1/4 SW 1/4
Sec 16
T1S, R1E, Ute PM
(SW 1/16 Cor)

SW Cor
SE 1/4 SW 1/4
Sec 16
T1S, R1E, Ute PM

NW Cor
SE 1/4 SW 1/4
Sec 16
T1S, R1E, Ute PM
(SW 1/16 Cor)

NE Cor
SW 1/4
Sec 16
T1S, R1E, Ute PM
(Center of Section)

NE Cor
SE 1/4 SW 1/4
Sec 16
T1S, R1E, Ute PM

SE Cor
SW 1/4
Sec 16
T1S, R1E, Ute PM
(S 1/4 Cor)

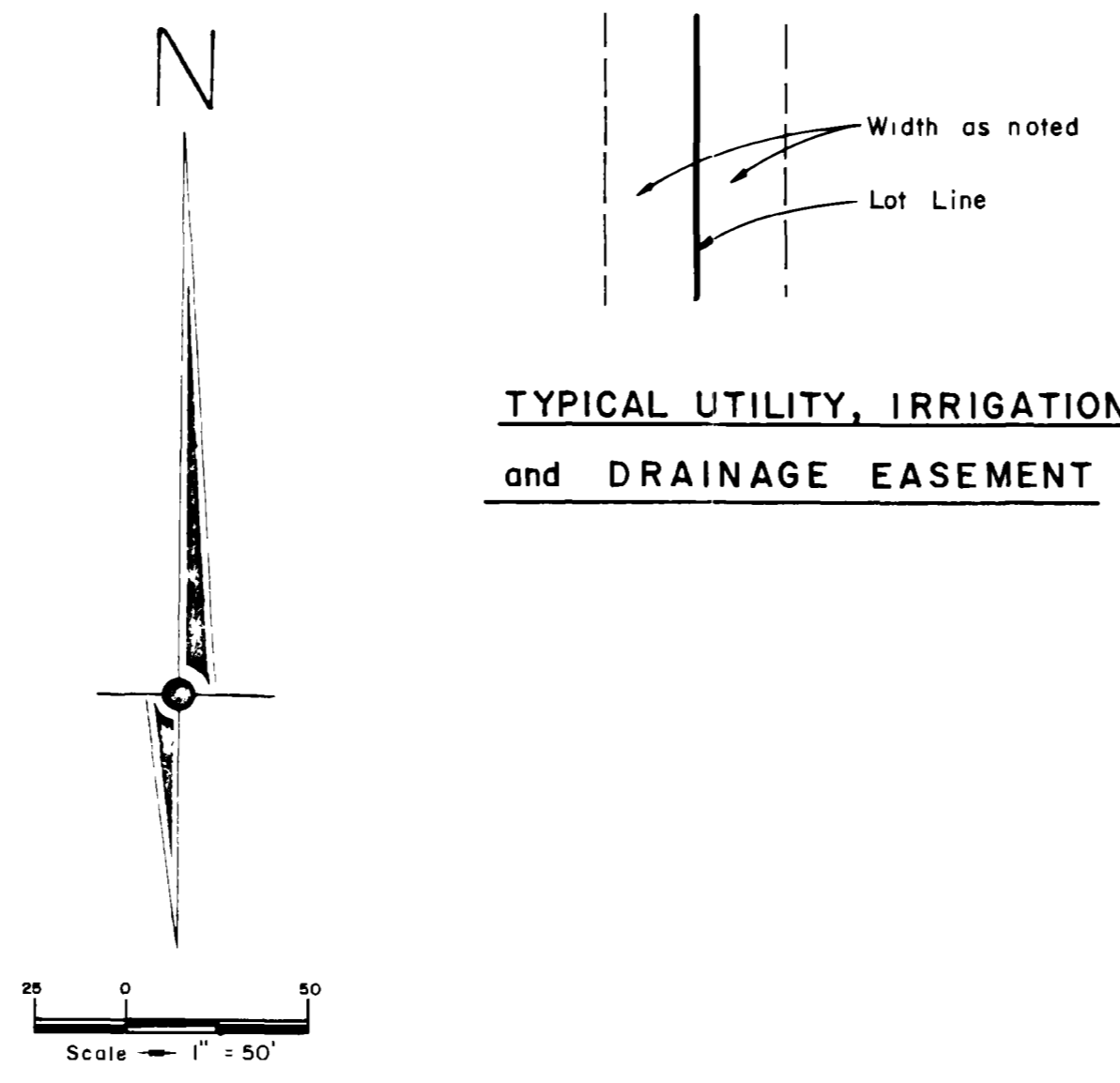
CURVE DATA						
CURVE	CHORD BEARING	CH DIST	DELTA - Δ	RADIUS	TANGENT	LENGTH
1	N 65° 22' 23" E	101.28'	23° 54' 46"	244.44	51.76'	102.02'
2	N 55° 23' 20" E	26.65'	3° 56' 44"	3.87 09'	13.33'	26.66'
3	N 65° 22' 23" E	157.21'	23° 54' 43"	397.44'	80.35'	158.36'
4	N 71° 42' 19" E	90.47'	36° 35' 35"	144.09'	47.64'	92.03'
5	N 38° 43' 30" E	19.97'	77° 13' 37"	16.00'	12.78'	21.57'

- LEGEND**
- ⊕ Mesa County Brass Cap
 - FOUND Pin & Cap Mk'd. ARMSTRONG PE & LS 11441 (set in concrete)
 - FOUND Nail
 - └ Set 5/8" Rebar and Monument Cap at all lot corners

NOTES:

- Total No of lots = 63
- Total No of Acres = 12.001 — 100 %
- Park & Recreation = 0.380 — 3.2 %
- Streets = 3.297 — 27.5 %
- Lots = 8.324 — 69.3 %

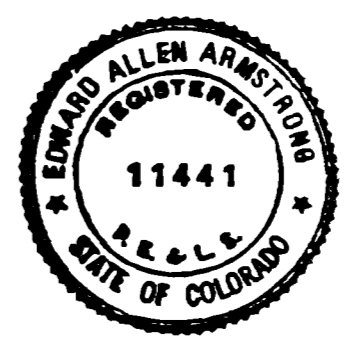
2 Screen fence to be provided along perimeter of subdivision at 'D' Road.



TYPICAL UTILITY, IRRIGATION and DRAINAGE EASEMENT

B.W. Berman
Mesa County Road Department
Date 10-31-77

Minimum Setback from Lot Lines Principal Buildings.
Corner Lots, 20' from each street
Front, 20'
Side, 0' or Easement width minimum 10' separation between living quarters



DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned, John B. and Sybil P. Curtis, are the owners of Wedgewood Park, that real property situated in the County of Mesa, State of Colorado, being the E 1/2 of the South 8 acres of the SW 1/4 SE 1/4 SW 1/4 and the South 8 acres of SE 1/4 SE 1/4 SW 1/4 in Section 16, T1S, R1E, of the Ute P.M., said plat being more specifically described as follows.

Beginning at the Southeast Corner of the Southwest Quarter of Section 16, T1S, R1E, Ute P.M., and considering the Southerly line of the Southwest Quarter of said Section 16 to bear East with all other bearings contained herein relative thereto thence West 990.22 feet; thence N 00°17'15" E 527.88 feet, thence East 990.35 feet, thence S 00°08'00" W 527.88 feet to the point of beginning.

That said owners do hereby dedicate to the Public Utilities Companies a perpetual easement to those portions of said real property which are labeled as utility easements for the installation and maintenance of such utilities as telephone and electric cables, gas pipelines, sanitary sewer, and irrigation easements, but not limited to the above. Streets are dedicated to the public and public utility companies. That all expenses of installation of utilities or ditches referred to above, for grading or landscaping and for street grading or improvements shall be financed 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 14 day of July A.D., 1977.

John B. Curtis *Sybil P. Curtis*
JOHN B. CURTIS SYBIL P. CURTIS

STATE OF COLORADO)
County of MESA) ss
The foregoing instrument was acknowledged before me this 14 day of July, 1977 A.D. 1977 by John B. Curtis and Sybil P. Curtis. My Commission expires Jan 20, 1979. Witness my hand and official seal [Signature]
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
County of MESA) ss # 1146027

I hereby certify that this instrument was filed in my office at 9:25 o'clock A.M. Nov 8th A.D., 1977 and is duly recorded in Plat Book 11 Page 311.

Earl Sawyer
Clerk and Recorder Deputy
\$ 10.00
Fees

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 26th day of October A.D., 1977
County Planning Commission of the County of Mesa, Colorado.
[Signature]
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 31 day of Oct A.D., 1977
Board of County Commissioners of the County of Mesa, Colorado
[Signature]
Chairman

SURVEYOR'S CERTIFICATE
I, Edward A. Armstrong, a Registered land surveyor in the State of Colorado, do hereby certify that the accompanying Replat of Wedgewood Park Subdivision, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Edward A. Armstrong
Edward A. Armstrong
L.S. 11441

REPLAT OF WEDGEWOOD PARK SUBDIVISION
ARMSTRONG ENGINEERS & ASSOC., INC.