STRAWBERRY ACRES, FILING NO. THREE **NW** Corner Section 15 T.IS., RIE, UM **DEDICATION** NW Corner NORTH LINE KNOW ALL MEN BY THESE PRESENTS: SWI/4 NWI/4 SWI/4 NW I/4 S 89° 56' 04" E SECTION 15 Section 15 560.70 That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a T.IS ,R IE ,U M. part of the Southwest Quarter (SW 1/4) Northwest Quarter (NW 1/4) of Section 15, Township 1 South, Range 1 East, Ute 40 00' 40 00' 25' / 25' 100.00 110.70 110 00' 110 00, Meridian as shown on the accompanying plat, said real property being more particularly described as follows: 20 Utility And Drainage Easement 1 Commencing at the S.W. Corner SW 1/4 NW 1/4 of said Section 15; Thence N. 00000 00 E along the West line of the NW 1/4 of said Section 15 a distance of 759.97 feet to the True Point of Beginning. Thence continuing N. 00000 E along said West line of the NW 1/4 of Section 15 a distance of 559.75 feet to the NW Corner SW 1/4 NW 1/4 of said Section 15; N45°00'00"W Thence S. 89056 04" E along the North line SW 1/4 NW 1/4 of said Section 15 a distance of 560.70 feet; Thence CH=28 28 S. 00000 100 W 89.94 feet; Thence N. 90000 100 E 19.30 feet; Thence S. 00000 100 W 812.00 feet; Thence along the arc of 1 N90*00'00'E BLOCK FOUR R=20 00 a curve to the right whose radius is 161.33 feet and whose long chord bears N. 81028'09" W 47.86 feet; Thence along the arc of a curve to the left whose radius is 111.33 feet and whose long chord bears N. 81028'09" W 33.03 feet; Thence 19.30 S. 90000'00" W 19.70 feet; Thence N 45010'09" W 70.92 feet; Thence N. 00000'00" E 100.00 feet; Thence S. 90000'00" W : 90.70'*—* — 100.00 feet; Thence N. 00000 00 E 200.00 feet; Thence S. 90000 00 W 100.00 feet; Thence N. 00000 100 E 30.84 feet; Thence S. 45°00'00" W 70.71 feet; Thence S. 90°00'00" W 180.00 feet to the True Point of Beginning. Containing N 90° 00' 00'' W N90°00'00"E CHIPETA 375.00' AVENUE 100.00 250.00 125 00 AREA QUANTITIES That said owners have caused the said real property to be laid out and surveyed as Strawberry Acres, Filing Three, a -6' Naturai Gas Easementsubdivision of a part of Mesa County, Colorado. – 80.00'-> — во.оо' – Total Acres in Lots That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to N45°00'00"E N45°00'00'W N45°00'00"E 25' the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility and Total Acres in R.O.W 3.12 Ac or 35% CH=28 28 CH=28.28 CH=28.28 drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and R=20 00 R=20.00 8.873 Ac. or 100 % R=20.00 Total Acres 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. N 90°00' 0 0"W Ó 100 00' That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa. N90°00'00"E N 90°00'00"E N90°00'00"E IN WITNESS WHEREOF said owners Systematics Corporation, A Colorado Corporation, Thomas E. Folkestad-President, Sigri A. Folkestad-Secretary, and Charles D. Reicks and Charlotte A. Reicks have caused their names to be hereunto subscribed this 2th day of FEBRUARY A.D. 1977 100 00 100.00 100.00 Ø Thomas E. Folkestad, President Sigri A. Folkestad, Secretary XX 100 00 N90°00'00"E N 90°00'00"E N90°00'00"E STATE OF COLORADO) 100 00 100 00' 4 8. COUNTY OF MESA 2 The foregoing instrument was acknowledged before me this 9th day of FERUARY A.D., 1977 by Systematics Corporation, a Colorado Corporation, Thomas E. Folkestad, President, Sigri A. Fokkestad, Secretary, 40' and Charles D. Reicks and Charlotte A. Reicks. 0 My Commission Expires: May 28, 1978 Witness my hand and official seal. <u>W "00'00°06N</u> 0 100 00 CLERK AND RECORDERS CERTIFICATE VACATED 4 N90°00'00"E N90°00'00"E N90°00'00"E STATE OF COLORADO) 100 00' 100.00 100.00 ٥ COUNTY OF MESA N45°00'00"E I hereby certify that this instrument was filed in my office at 2:450 clock PN., this 3 day of March, A.D., 1976 and is duly recorded in Plat Book No. 11, Page 247. Reception 1/26 798 R = 20.00Earl Sauryer Fees \$ 1000 20.00 / 180 00-Typical 20' Utility 8 N 90°00'00"E COUNTY PLANNING COMMISSION CERTIFICATE /**N9**0°00'00"E 00 N 90°00'00" E Drainage Easement 205 00 Approved this <u>25⁷⁴</u> day of <u>FEB</u>, A.D., 1977. County Planning Commission of the County of Mesa, Colorado. 100.00 100 00 S 90°00'00"W -О 0.00 100.00 1 Charl Deure \$ 90°00'00"W 180.00 N00°00'00"E S45°00'00"W Chairman 30.84 TRUE POINT 70.71 BOARD OF COUNTY COMMISSIONERS CERTIFICATE BEGINNING Approved this 28 day of Feb Board of County Commissioners of the County of Mesa, Colorado. N90°00'00"E N90°00'00"E 100.00 100.00 VACATION STATEMENT ш Due to the convenience and access needs of the Public being adequately served by the platting of lands and Public-Rights-of-Way the vacation of fractional parts of previously dedicated/reserved Public Rights-of-Way, not within Z Public Rights-of-Way by this plat are hereby ordered vacated this 28th day of FERRUARY , 1977 by the Board of Ш County Commissioners of the County of Mesa, Colorado. Ш $\mathbf{\alpha}$ G N90°00'00"E \$90°00'00"W 100.00 I, James T. Patty Jr. do hereby certify that the accompanying plat of Strawberry Acres, Filing Three a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a survey of same. 100.00 VACATED James T. Patty Jr.
Registered Land Surveyor HEREON **99**60 LEGEND 00 000 N45°00'00"W Colorado Registration No. 9960 CH=28.28 R=2000 Mesa County Brass Cap Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 1973, 38-51-101-102, as ammended. CH=4786-CH=33.03 N81°28'09"W Indicate 5/8" Rebar & Monument Cap **AVENUE** OURAY Dated: 2/25/77 Set in Concrete J**N90°**00'00"E, 45.00 Mesa County Road Department 5/8" Rebar & Monument Cap Set at all Lot Corners SCALE 1"=50" ¢ CURVE DATA N81°28'09"W \$90°00'00"W Radius Tan L CH Bearing 17°03'42" | 136.33 | 20.45 | 40.60 | 40.45 | N81°28'09"W SW Corner SE Corner SW 1/4 NW 1/4 STRAWBERRY ACRES, FILING NO. THREE N 89°57'40"W SW 1/4 NW 1/4 Section 15 ROAD T.IS , R IE. , U M Section 15 1309 65 ROBERT P. GERLOFS TIS , RIE., UM. SOUTH LINE SWI/4 NWI/4 SEC. 15 Engineering Consultants 518 main st grand jct, colo 81501, Phone 243-8966