

STRAWBERRY ACRES, FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the Southwest Quarter (SW 1/4) Northwest Quarter (NW 1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the S.W. Corner SW 1/4 NW 1/4 of said Section 15; Thence N. 00°00'00"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. 00°00'00"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; Thence S. 89°56'04"E along the North line SW 1/4 NW 1/4 of said Section 15 a distance of 560.70 feet; Thence S. 00°00'00"W 89.94 feet; Thence N. 90°00'00"E 19.30 feet; Thence S. 00°00'00"W 82.00 feet; Thence along the arc of a curve to the right whose radius is 161.33 feet and whose long chord bears N. 81°28'09"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. 81°28'09"W 33.03 feet; Thence S. 90°00'00"W 19.70 feet; Thence N. 45°10'09"W 70.92 feet; Thence N. 00°00'00"E 100.00 feet; Thence S. 90°00'00"W 100.00 feet; Thence N. 00°00'00"E 200.00 feet; Thence S. 90°00'00"W 100.00 feet; Thence N. 00°00'00"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 8.873 Acres.

That said owners have caused the said real property to be laid out and surveyed as Strawberry Acres, Filing Three, 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 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 financed by the seller or purchaser, not by the County of Mesa.

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 9th day of FEBRUARY, A.D. 1977

Thomas E. Folkestad
Thomas E. Folkestad, President
Sigri A. Folkestad
Sigri A. Folkestad, Secretary

Charles D. Reicks
Charles D. Reicks, Husband
Charlotte A. Reicks
Charlotte A. Reicks, Wife

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 9th day of FEBRUARY, A.D., 1977 by Systematics Corporation, a Colorado Corporation, Thomas E. Folkestad, President, Sigri A. Folkestad, Secretary, and Charles D. Reicks and Charlotte A. Reicks.

My Commission Expires: May 28, 1978
Witness my hand and official seal.

Sharon D. [Signature]
Notary Public

STATE OF COLORADO)
COUNTY OF MESA)ss

I hereby certify that this instrument was filed in my office at 2:45 o'clock P.M., this 3 day of March, A.D., 1977 and is duly recorded in Plat Book No. 11, Page 247. Reception # 1126798

Earl Sawyer
Clerk and Recorder

Deputy

APPROVED this 25th day of FEB, A.D., 1977.
County Planning Commission of the County of Mesa, Colorado.

APPROVED this 28th day of Feb, A.D., 1977.
Board of County Commissioners of the County of Mesa, Colorado.

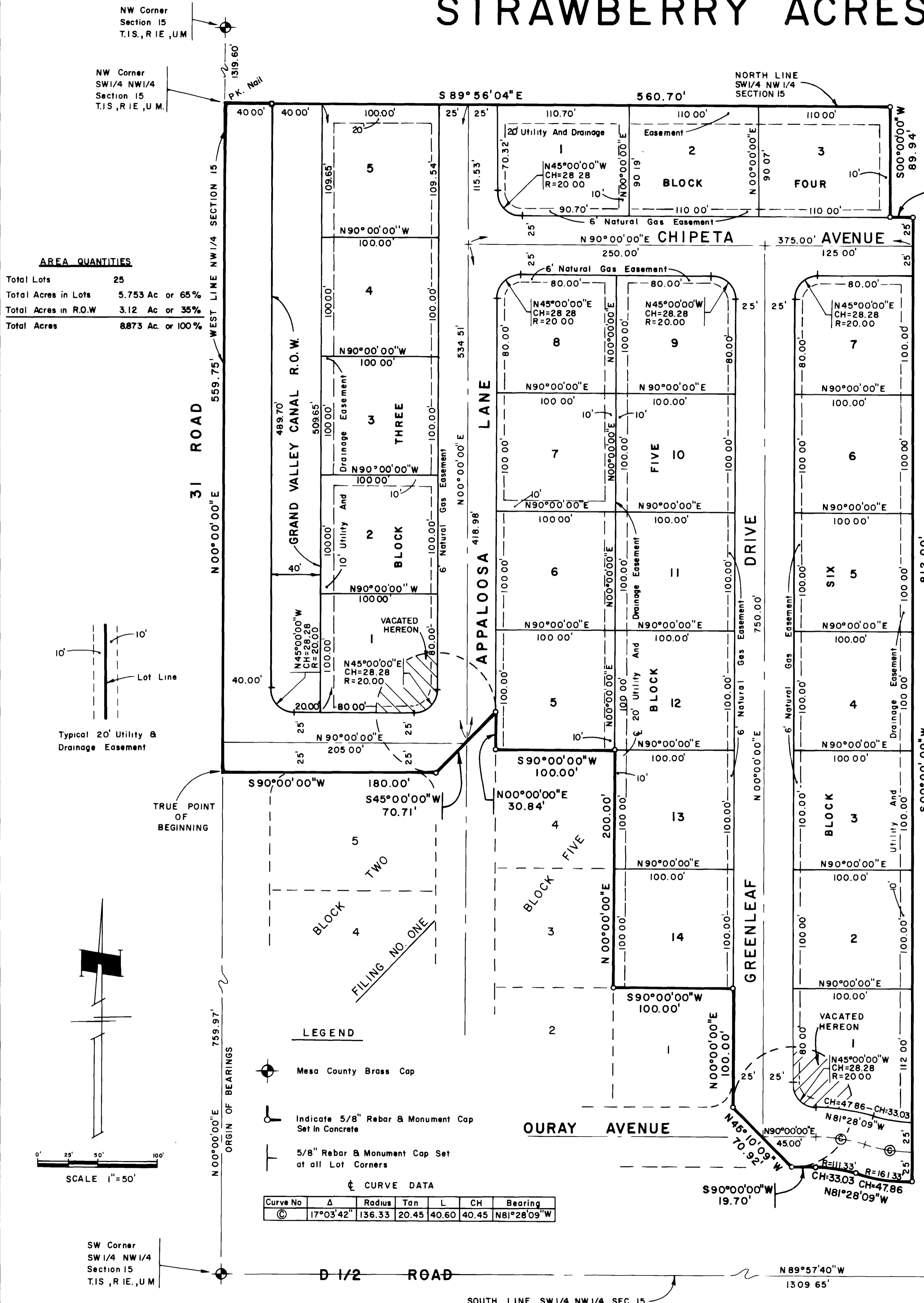
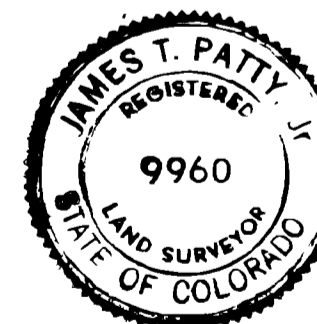
DUE TO THE CONVENIENCE AND ACCESS NEEDS OF THE PUBLIC BEING ADEQUATELY SERVED BY THE PLATTING OF LANDS AND PUBLIC RIGHTS-OF-WAY THE VACATION OF FRACTIONAL PARTS OF PREVIOUSLY DEDICATED/RESERVED PUBLIC RIGHTS-OF-WAY, NOT WITHIN PUBLIC RIGHTS-OF-WAY BY THIS PLAT ARE HEREBY ORDERED VACATED THIS 28th DAY OF FEBRUARY, 1977 BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

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.

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

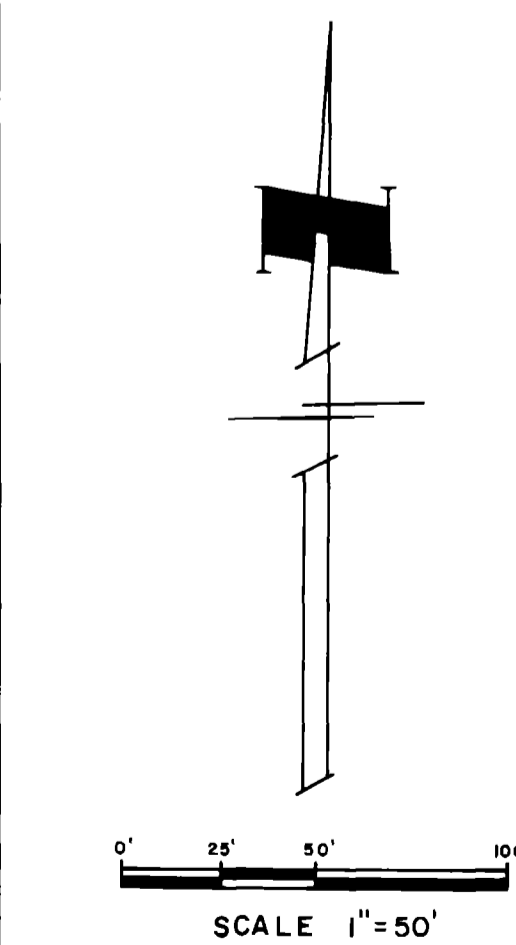
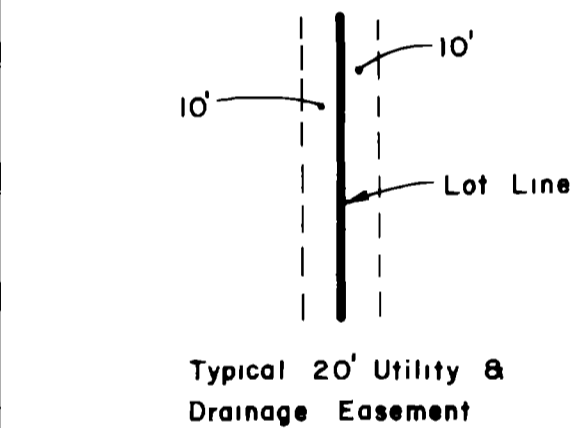
APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS, OR DRAFTING. PURSUANT TO C.R.S. 1973, 38-51-101-102, AS AMENDED.

By: *Roger C. [Signature]* Dated: 3-2-77
Mesa County Surveyor
By: *Jack D. [Signature]* Dated: 2/25/77
Mesa County Road Department



AREA QUANTITIES

Total Lots	25
Total Acres in Lots	5.753 Ac or 65%
Total Acres in R.O.W	3.12 Ac or 35%
Total Acres	8.873 Ac. or 100%



LEGEND

- Mesa County Brass Cap
- Indicate 5/8" Rebar & Monument Cap Set in Concrete
- 5/8" Rebar & Monument Cap Set at all Lot Corners

CURVE DATA

Curve No	Δ	Radius	Tan	L	CH	Bearing
1	17°03'42"	136.33	20.45	40.60	40.45	N81°28'09"W

STRAWBERRY ACRES, FILING NO. THREE
ROBERT P. GERLOFS
Engineering Consultants 518 MAIN ST GRAND JCT, COLO 81501, PHONE 245-9966

