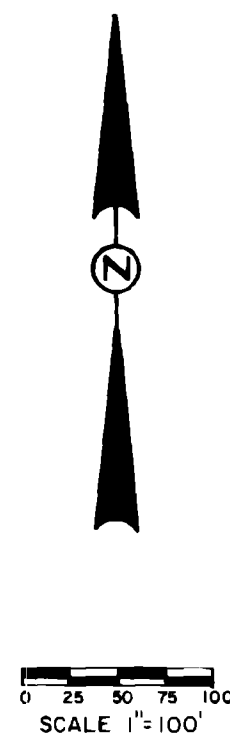
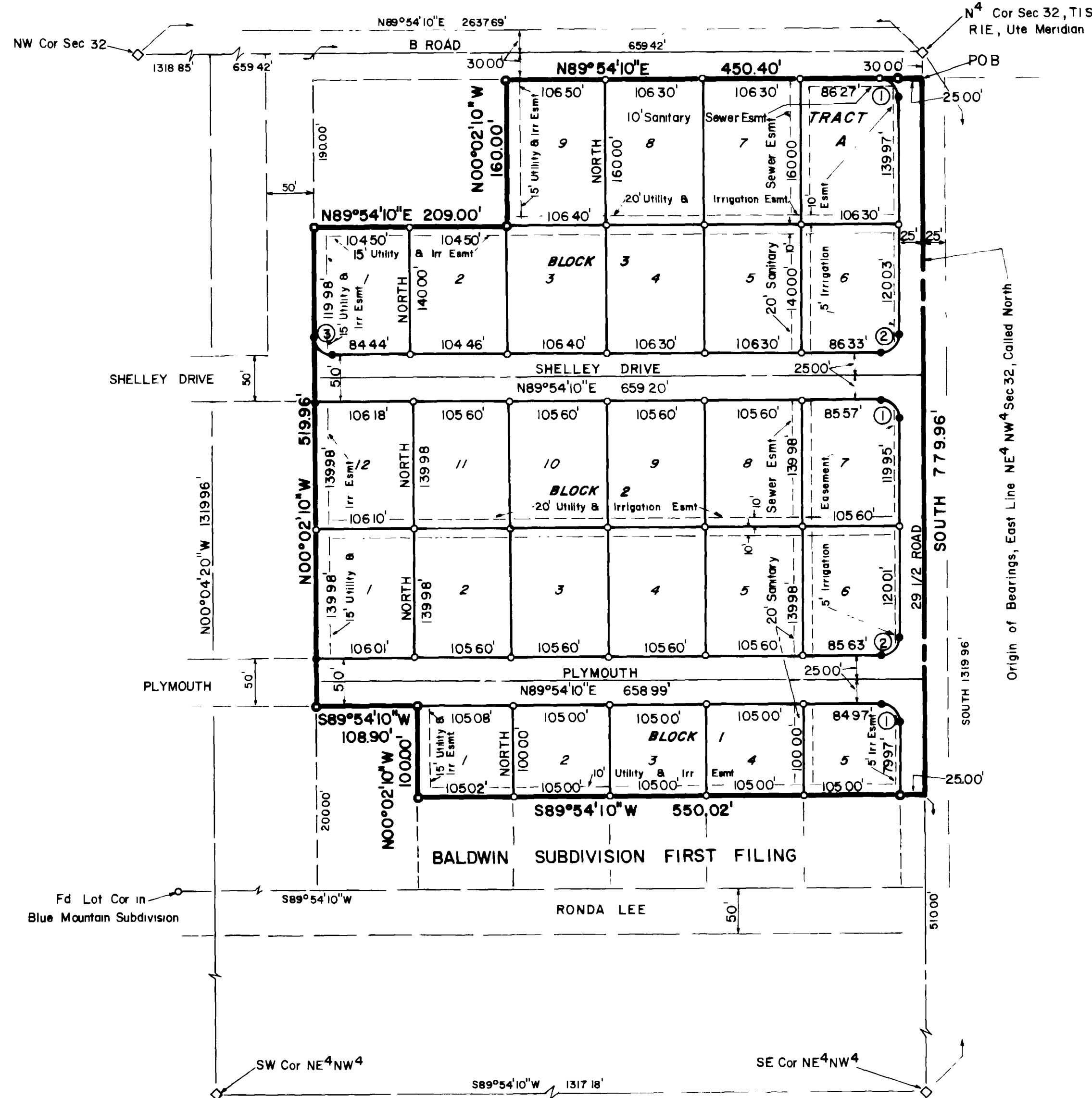


BALDWIN SUBDIVISION Second Filing and The Replat of Tracts A & B of Baldwin Subdivision First Filing



DEDICATION
KNOW ALL MEN BY THESE PRESENTS That the undersigned, Kenneth C Baldwin and Frances I Baldwin are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the E² NE⁴ NW⁴ Sec 32, T1S, R1E of the Ute Meridian, Mesa County, Colorado and more particularly described as follows: BEGINNING at a point on the east line of said E² NE⁴ NW⁴ from whence the N⁴ Corner of said sec.32 bears North 30.00 ft; thence South along said east line 779.96 ft, thence S89°54'10"W 550.02 ft; thence N00°02'10"W 100.00 ft, thence S89°54'10"W 108.90 ft, to a point on the west line of said E² NE⁴ NW⁴, thence N00°02'10"W along said west line 519.96 ft, thence N89°54'10"E 209.00 ft, thence N00°02'10"W 160.00 ft, thence N89°54'10"E 450.40 ft; to the POINT OF BEGINNING, and containing 10.78 acres, more or less, as shown by the accompanying plat thereof.

That the said owners have caused the said real property to be laid out and surveyed as BALDWIN SUBDIVISION Second Filing, a subdivision of a part of the County of Mesa:

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 easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits,

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners Kenneth C Baldwin and Frances I Baldwin have caused their names to be hereunto subscribed this 21st day of March, A.D., 1974.

By Kenneth C Baldwin
Owner's Name
By Frances I Baldwin
Owner's Name

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of March, A.D., 1974, by owners Kenneth C Baldwin and Frances I Baldwin

My Commission expires April 14, 1974
Witness my hand and official seal
Tudor M. Sogner
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss. 1066641
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:06 o'clock P.M., Apr 23, A.D., 1974, and is duly recorded in Plat Book No. 11, Page 102.

Thomas M. Johnston
Clerk and Recorder
By _____
Deputy
Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of April, A.D., 1974, County Planning Commission of the County of Mesa, Colorado

By James E. Dufford
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 22nd day of April, A.D., 1974, Board of County Commissioners of the County of Mesa, Colorado

By Loak Hallow
Chairman

COUNTY SURVEYORS' CERTIFICATE

Approved for content and form only and not to the accuracy of surveys, calculations or drafting Pursuant to C.R.S. 1963, 136-2-2 as amended

By Roger C. Head DATE: 4-15-1974
Mesa County Surveyor

By Ernest H. Green DATE: 4-15-74
Mesa County Road Dept

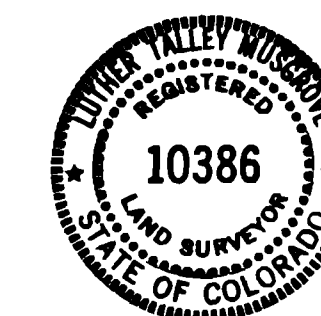
By Dorothy J. Wilkub DATE: 4-15-74
Utilities Coordinating Committee

NOTE. Tract A to be used for Sewage Treatment Plant Site See recorded Subdivision Improvements Agreement

ENGINEERS' CERTIFICATE

I, Luther T Musgrove, do hereby certify that the accompanying plat of BALDWIN SUBDIVISION Second Filing, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same

By Luther T Musgrove
Registered Land Surveyor, L.S. 10386



- LEGEND**
- ◇ Found M.C.S.M.
 - Block Monument, set no 5 rebar 36" long w/alloy cap
 - Lot Corner, set no 5 rebar 24" long w/alloy cap
 - Perimeter Monument, set no 5 rebar 36" long w/alloy cap, in concrete

CURVE DATA				
Curve no	Radius ft	Central Angle deg min sec	Tangent ft	Arc Length ft
①	2000'	90° 05' 50"	2003'	3145'
②	2000'	89° 54' 10"	1997'	3138'
③	2000'	90° 03' 40"	2002'	3144'

AREA SUMMARY			
	Area, ac	%	No.
Lots	8.49	78.75	26
Roads	1.90	17.63	
Tracts	0.39	3.62	1
Total	10.78	100.00	

BALDWIN SUBDIVISION SECOND FILING
and The Replat of Tracts A & B of Baldwin Subdivision First Filing
A SUBDIVISION IN MESA COUNTY, COLORADO

FOR
(OWNERS & SUBDIVIDERS)
KENNETH C BALDWIN and FRANCES I BALDWIN
280 1/2 MOUNTAIN VIEW
GRAND JUNCTION, COLORADO 81501
PHONE 242-5041

BY
MUSGROVE SURVEYING
656 31 ROAD
GRAND JUNCTION, COLORADO 81501
PHONE: 303-434-7089

MARCH 14, 1974 FILE: 049