

# 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 from whence the N4 corner of said Sec. 32 bears North 70.9.96 ft; thence South along the east line of said E2 NE4 NW4 200.00 ft; thence S89°54'10"W 549.95 ft; thence N00°02'10"W 110.00 ft; thence N89°54'10"E 315.02 ft; thence North 90.00 ft; thence N89°54'10"E 235.00 ft. to the POINT OF BEGINNING; and containing 1.874 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 first 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 18 day of June, A.D., 1973.

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

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 18 day of June, 1973, by owners Kenneth C. Baldwin and Frances I. Baldwin.

My Commission expires May 2, 1975

Witness my hand and official seal.

Beatrice Sheldon  
Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss. 1057373

I hereby certify that this instrument was filed in my office at 2:35 o'clock P.M., Nov 15, A.D., 1973, and is duly recorded in Plat Book No. 11, Page 87.

Annis M. Kinsten  
Clerk and Recorder

By Daniel J. Lomas  
Deputy

Fees \$ 10.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of July, A.D., 1973. County Planning Commission of the County of Mesa, Colorado.

Harold E. Sapp  
Chairman

## BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 23 day of July, A.D., 1973. Board of County Commissioners of the County of Mesa, Colorado.

Lawrence Albert  
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 Robert C. Head Date: 7/20/73  
Mesa County Surveyor

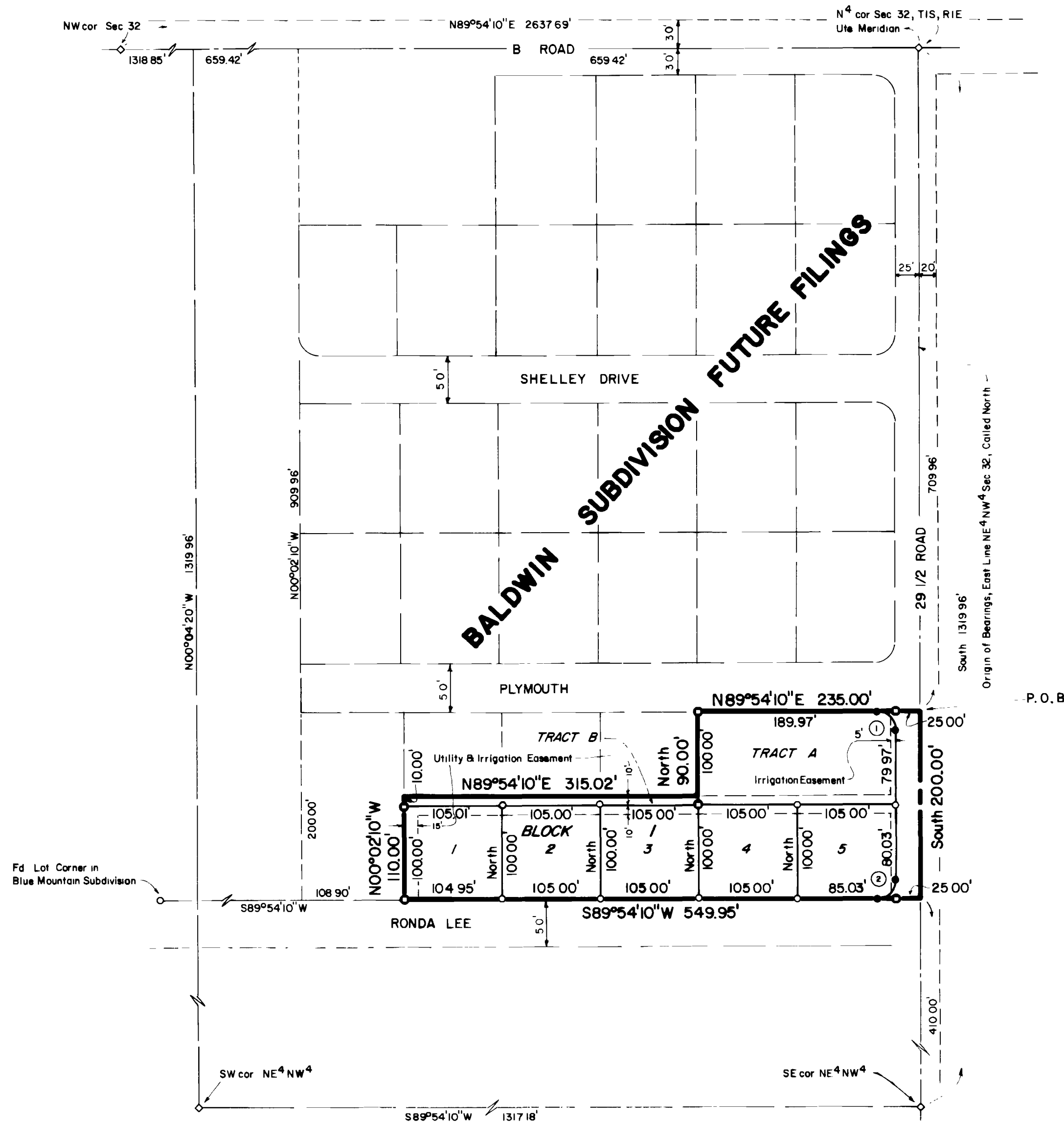
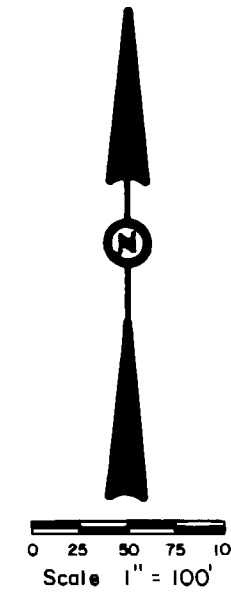
By Ernest H. Green Date: 11-15-73  
Mesa County Road Dept.

By M.C. Kurland Date: 7/30/73  
Utilities Coordinating Committee

- 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	20.00	90° 05' 50"	20.03	31.45
②	2000	89° 54' 10"	19.97	31.38

AREA SUMMARY			
	Area, ac.	%	No.
Lots	1.205	64.301	5
Roads	0.115	6.137	
Tracts	0.554	29.562	2
Total	1.874	100.000	



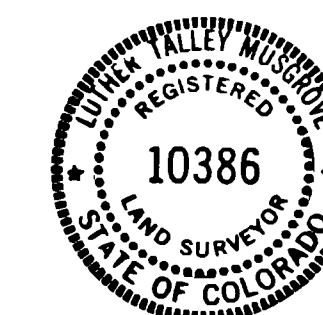
NOTE: Tract A to be used temporarily for a "Group Septic Tank Sewage Treatment System" for Lots no. 1, 2, 3, 4, and 5 of Block 1. See recorded Subdivision Improvements Agreement.

Tract B to be used for utility & irrigation easement only and not to be sold until the parcel adjoining said tract "B" on the North is platted in Future Filing.

## ENGINEERS' CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of BALDWIN SUBDIVISION first 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



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  
JUNE 12, 1973  
FILE: 049