

WEDGEWOOD PARK SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS :

That the undersigned, John B. and Sybil P. Curtis, are the owners of 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 SW 1/4 in Section 16, T.1S., R.1E., 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, T.1S., R.1E., 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° 07' 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 the said owners have caused the real property to be laid out and surveyed as Wedgewood Park, a subdivision of a part of the County of Mesa, Colorado, that said tract contains 12.001 acres, more or less.

That said owners do hereby dedicate and set apart all the streets and roads as shown on the accompanying plats Sheet 1 and 2 of 2 sheets to the public forever and hereby dedicate all easements as shown on the plat and all common open space for the installation and maintenance of utilities, irrigation and drainage facilities including but not limited to, electric lines, telephone lines, water mains, and sanitary sewer mains on the above described tract of land. The above described easements are dedicated to the 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 18th day of October, A. D. 1976

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

STATE OF COLORADO) SS
County of MESA)

The foregoing instrument was acknowledged before me this 18th day of October A. D. 1976 by John B. Curtis and Sybil P. Curtis

My Commission expires July 23, 1979 Anne A. Green
Witness my hand and official seal NOTARY PUBLIC

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) SS
County of MESA)

I hereby certify that this instrument was filed in my office at 9:05 o'clock A.M. March 2, 1977 A. D. 1976 and is duly recorded in Plat Book 11 Page 244 Reception # 1126638

Earl Sawyer 20.00
CLERK and RECORDER DEPUTY FEES

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 4 day of Feb A. D. 1976 R.D. Anderson
County Planning Commission of the County of Mesa, Colorado. CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 2nd day of Sept A. D. 1976 Margie Albers
Board of County Commissioners of the County of Mesa, Colorado CHAIRMAN

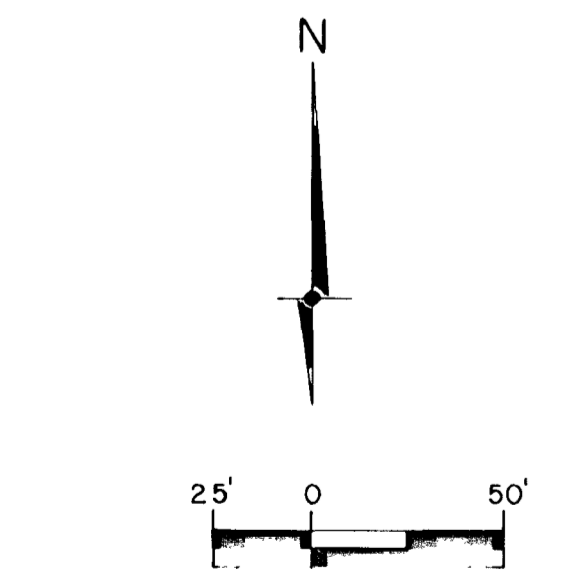
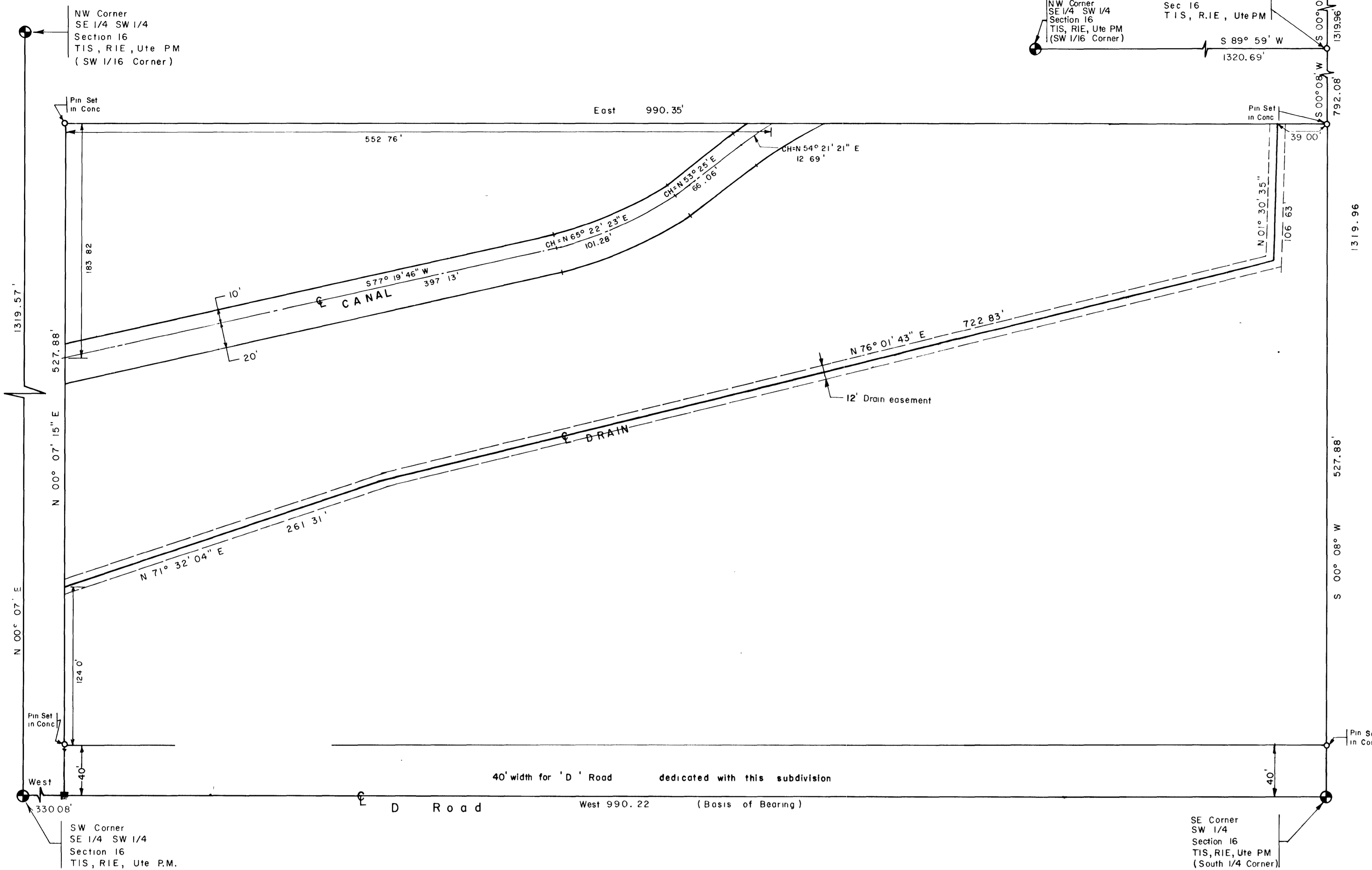
SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered land surveyor in the State of Colorado, do hereby certify that the accompanying plat 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.

Wayne H. Lizer
WAYNE H. LIZER L. S. 14113

Approved for content and form only and not to the accuracy of survey, calculation or drafting. Pursuant to C.R.S., 1973 38-51-101-102 as amended.

Jack O'Brian Date 2/9/77 R.C. Head Date 2-24-77
Mesa County Road Department Mesa County Surveyor



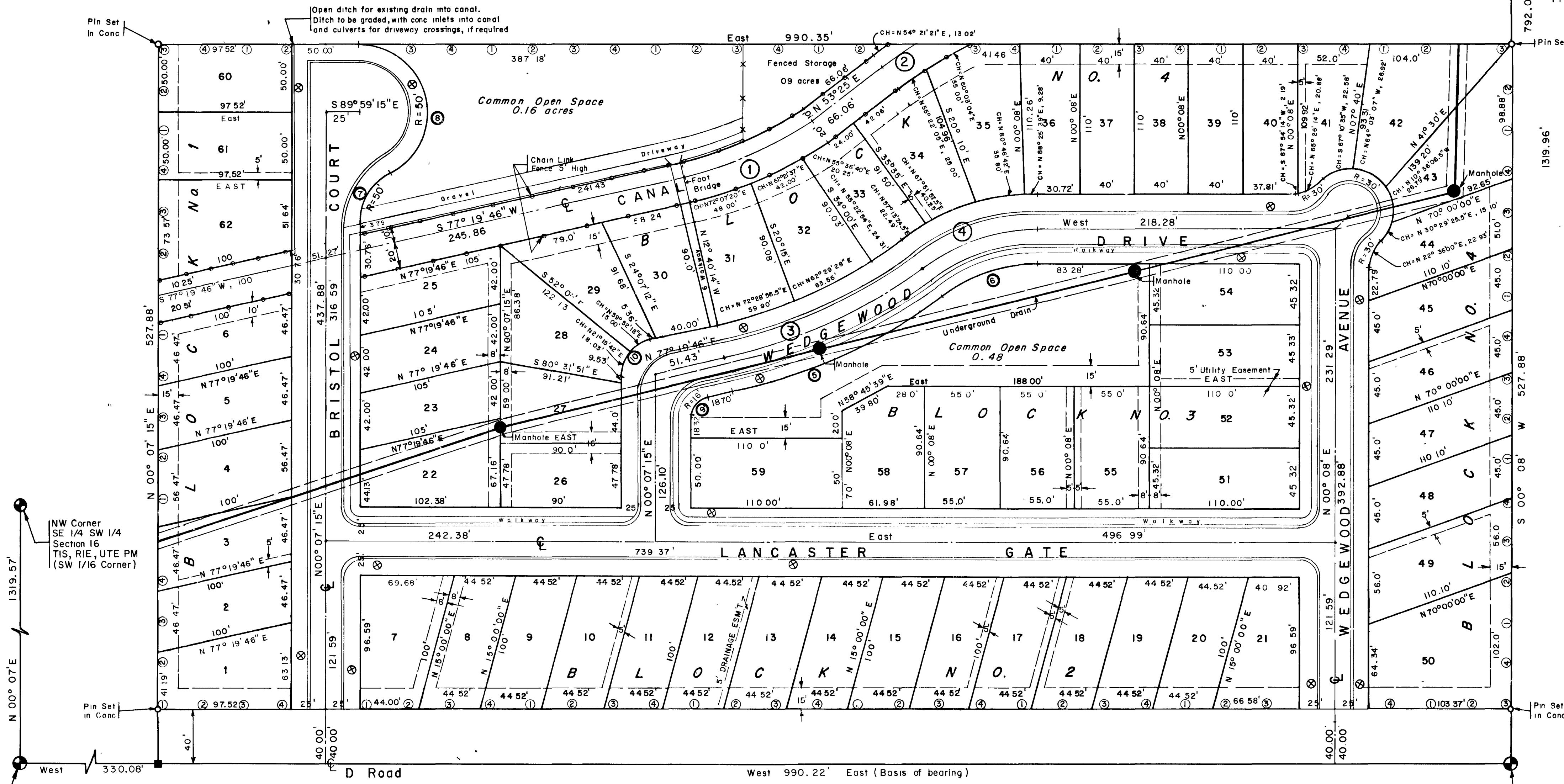
LEGEND

- Mesa County Brass Cap
- Set Pin Mk'd Armstrong P.E. & L.S. 11441
- Set Nail

	ARMSTRONG ENGINEERS	
	ENGINEERING - SURVEYING CONCRETE & SOILS TESTING	
	1" = 50'	WEDGEWOOD PARK SUBDIVISION
	JUNE 1976 S.A.D.	MESA COUNTY, COLORADO
SHEET 1 of 2		JOB NUMBER 76022

NW Corner
SE 1/4 SW 1/4
Section 16
T1S, R1E, UTE PM
(SW 1/16 Corner)

NE Corner
SE 1/4 SW 1/4
Section 16
T1S, R1E, UTE PM



NOTES:

Total No of Lots	= 62	
Total No of Acres	= 12.001	100%
Park & Recreation	= 1.57	13.1%
Streets	= 3.49	29.1%
Lots	= 6.94	57.8%

On site ponding to be graded on lots
See Sheet 1 of 2 Sheet for Dedication of streets and utility easement

LEGEND

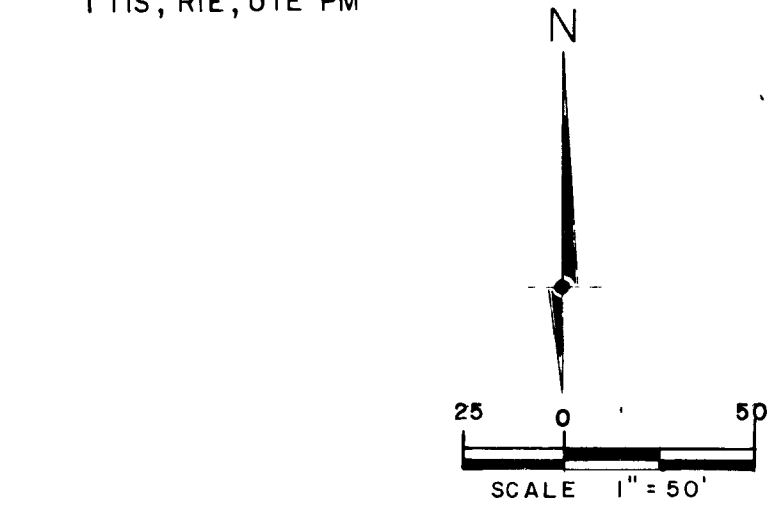
Trees to be planted along property line

①	Norway Popular
②	Ash
③	Maple
④	Sycamore
⊗	NO PARKING ANYTIME Sign (County Specs.)
⊥	Utility Easement w/ distances

NW Corner
SE 1/4 SW 1/4
Section 16
T1S, R1E, UTE PM
(SW 1/16 Corner)

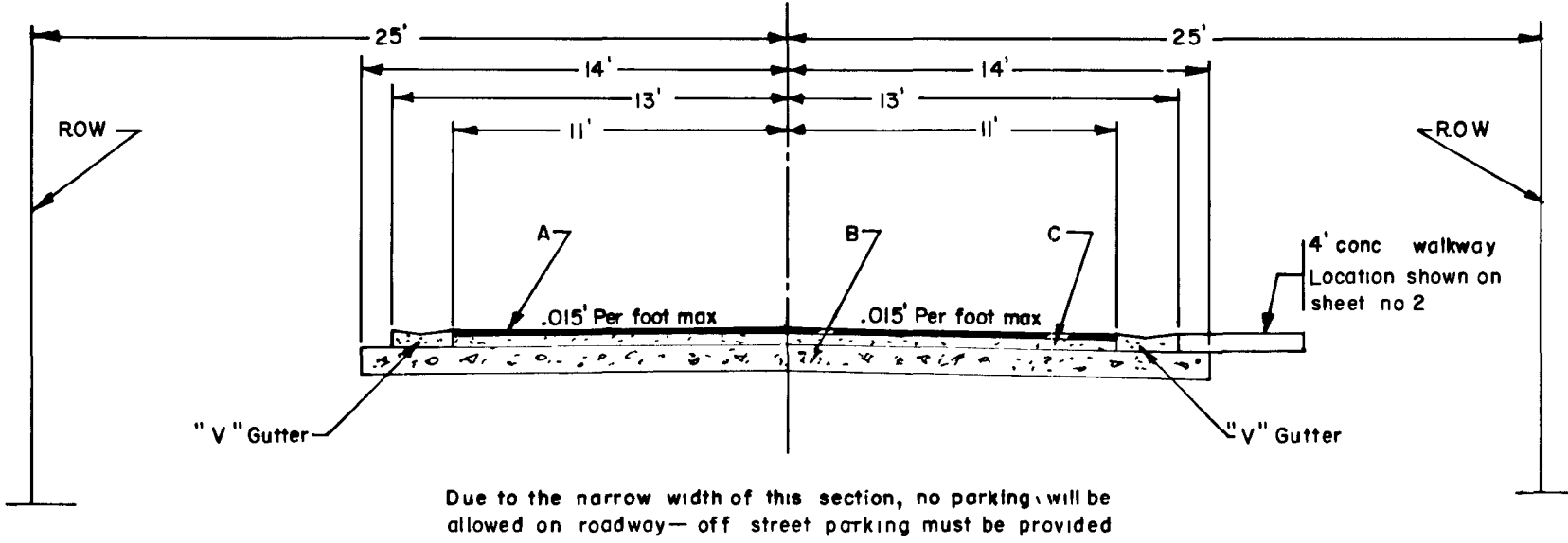
SW Corner
SE 1/4 SW 1/4
Section 16
T1S, R1E, UTE PM

SE Corner
SW 1/4
Section 16
T1S, R1E, UTE PM
(South 1/4 Corner)

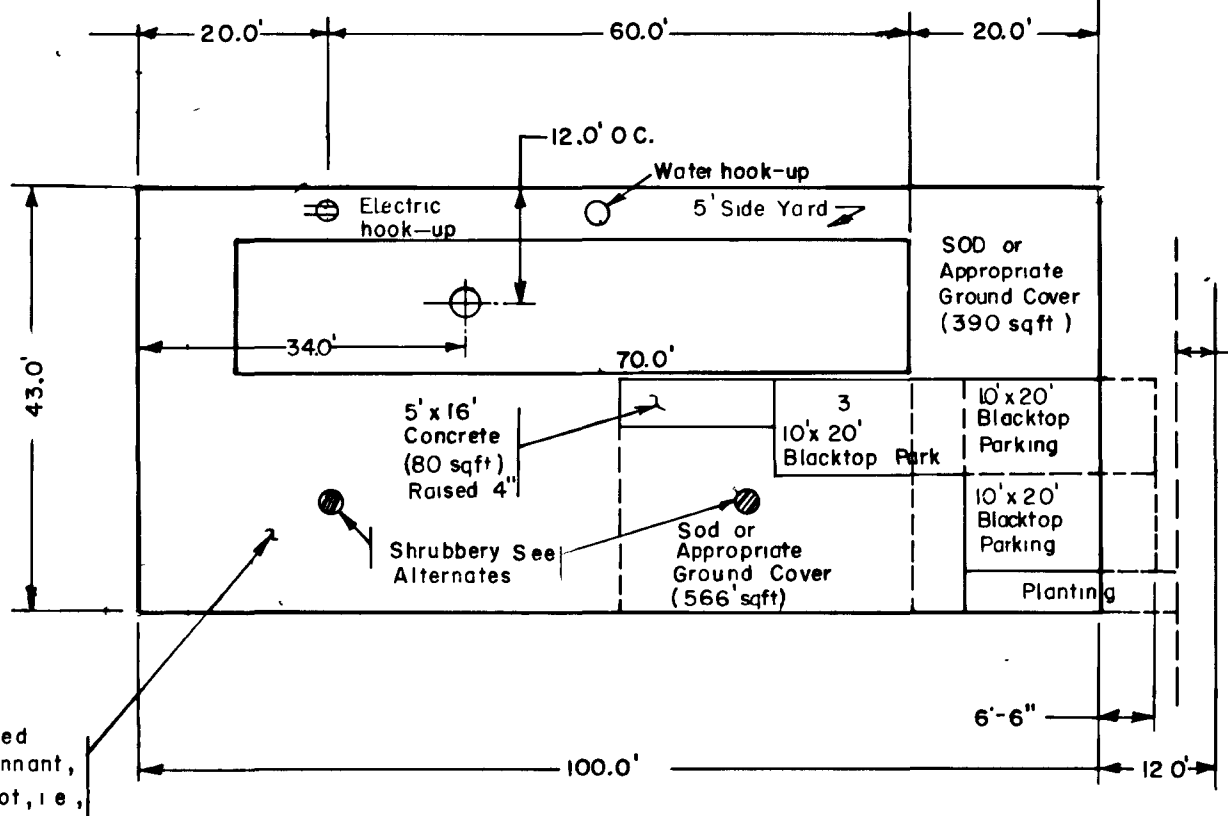


SETBACKS

All streets 20' from property line,
Except 'D' road - 60' from 'D' road
Sideyard 5'
Rear yard 10'



TYPICAL ROAD SECTION FOR PLANNED UNIT DEVELOPMENT AREAS



TYPICAL MOBILE HOME SITE & SET-UP
Scale 1" = 20'

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'	102.07'
2	N 54° 21' 21" E	12.69'	01° 52' 42"	387.09'	6.34'	12.69'
3	N 65° 22' 23" E	157.21'	23° 54' 46"	379.44'	80.35'	158.36'
4	N 71° 42' 30" E	90.45'	36° 35' 00"	144.09'	47.63'	92.00'
5	N 65° 22' 23" E	167.57'	23° 54' 46"	404.44'	85.64'	168.80'
6	N 71° 42' 30" E	74.75'	36° 35' 00"	119.09'	39.37'	76.03'
7	N 30° 07' 15" E	50.00'	60° 00' 00"	50.00'	28.87'	52.36'
8	N 14° 56' 22" S	96.62'	150° 07' 15"	90.00'	187.39'	131.00'
9	N 38° 43' 30.5" E	19.97'	77° 12' 31"	16.00'	12.77'	21.56'
10	N 38° 43' 30.5" E	31.20'	77° 12' 31"	25.00'	19.96'	33.68'

- Alternates to be used on typical site plan for shrubbery:
- Hackberry
 - Honey Locust
 - Green Ash

SURVEYOR'S CERTIFICATE

I, Wayne H Lizer, do hereby certify that the accompanying plat of Wedgewood Park Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direction, and accurately represents a field survey of same.

Wayne H Lizer
Wayne H Lizer, Registered Land Surveyor
Mesa County Road Department Date
Surveyor Colo Reg. No 14113



CLERK AND RECORDER'S CERTIFICATE

State of Colorado) ss I hereby certify that this instrument was filed
County of Mesa) in my office at 9:05 o'clock A.M. Mar 2, 1977
A.D., 1976 and is duly recorded in Plat Book
No. 11 Page 245
Reception # 726638 Fee \$

Earl Sawyer
Earl Sawyer, Clerk and Recorder
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approve this 7th day of Sept A.D., 1976
1976 County Planning Commission of the County
Mesa, Colorado

Richard Simon
Richard Simon, Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22nd day of Sept A.D., 1976
1976 Board of County Commissioners of
the County of Mesa, Colorado.

Maione Akana
Maione Akana, Chairman

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 *R.C. Head* Date 2-24-77
Mesa County Surveyor

ARMSTRONG ENGINEERS
ENGINEERING - SURVEYING
CONCRETE & SOILS TESTING

1" = 50'
JUNE 1976
SAD
W.H.L.

WEDGEWOOD PARK SUBDIVISION
MESA COUNTY, COLORADO
SHEET 2 of 2
JOB NUMBER 76622