

# PEG'S MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Margaret M. Cavanagh, is the owner of that real property situated in the County of Mesa, State of Colorado, and being a part of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 28, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat and more particularly described as follows:

A tract of land located in the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 28, Township 1 South, Range 1 East of the Ute Meridian described by metes and bounds as follows:

Beginning at the Northwest Corner of the Northwest quarter of the Southwest quarter, thence North 89°47'38" East along the North line of said NW $\frac{1}{4}$  SW $\frac{1}{4}$  739.60 feet, thence South 00°09'43" East 423.35 feet, thence South 45°37'08" East 158.10 feet, thence South 00°09'43" East 247.53 feet, thence South 89°50'17" West 854.48 feet to the West line of said NW $\frac{1}{4}$  SW $\frac{1}{4}$ , thence North 00°00'00" East 781.21 feet to the point of beginning. Contains 14.072 Acres.

That said owner has caused the said real property to be laid out and surveyed as Peg's Minor Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 to ORCHARD MESA IRRIGATION DISTRICT, that portion of real property labeled drain easement. Said drain to be maintained by the owner of the real property.

IN WITNESS WHEREOF said owner has caused her name to be herunto subscribed this 14<sup>th</sup> day of April A.D. 1987.

Margaret M. Cavanagh  
Margaret M. Cavanagh

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April A.D. 1987 by Margaret M. Cavanagh.

My Commission Expires 8-10-89  
Witness my hand and official seal.

Attest: Julie Schepers  
Notary Public

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

Reception No. 1455922 Drawer Y-64

I hereby certify that this instrument was filed in my office at 2:11 o'clock P.M. this 21<sup>st</sup> day of MAY A.D. 1987, and is duly recorded in Plat Book No. 13 at Page 365.

Fee \$ 10.00

Laura Morse Deputy  
Earl Sawyer Clerk and Recorder  
Laura Morse Deputy County Clerk

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11 day of May A.D. 1987, County Planning Commission of the County of Mesa, Colorado.

Mary Fuller  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21<sup>st</sup> day of April A.D. 1987, Board of County Commissioners of the County of Mesa, Colorado.

K.W. Holmes  
Chairman

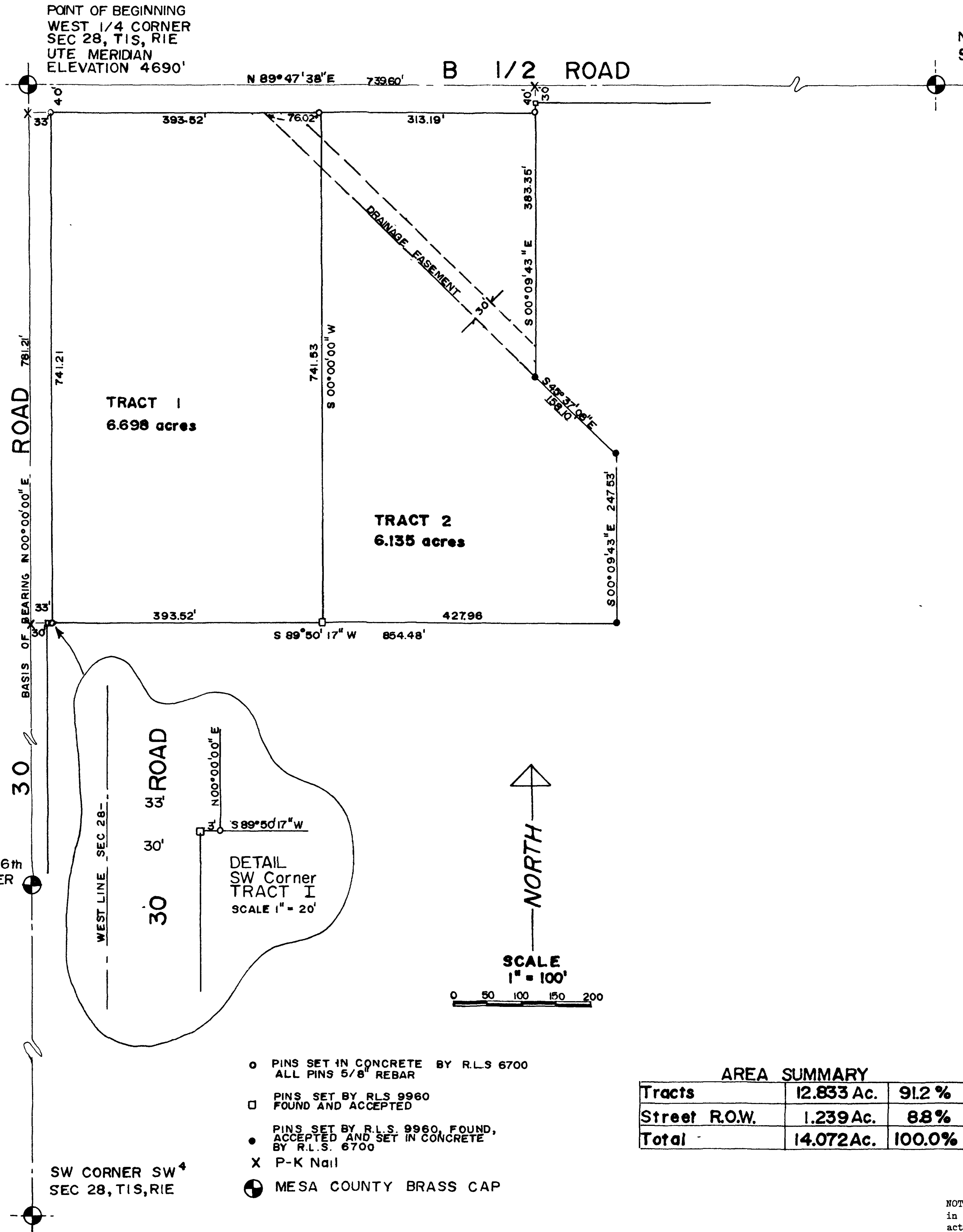
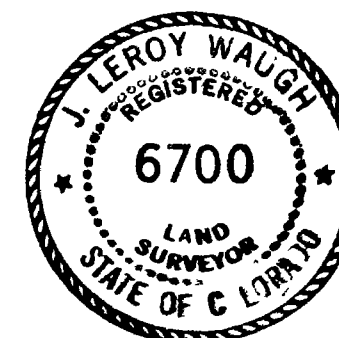
## SURVEYOR'S CERTIFICATE

I, J. LeRoy Waugh, do hereby certify that the accompanying plat of Peg's Minor 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.

J. LeRoy Waugh date 2 Apr 87  
LeRoy Waugh, Colorado Reg. No. 6700

## UTILITIES COORDINATION COMMITTEE

By Richard D. Miller date 4/20/87  
Chairman



## AREA SUMMARY

Tracts	12.833 Ac.	91.2 %
Street R.O.W.	1.239 Ac.	8.8 %
Total	14.072 Ac.	100.0 %

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SECTION 28, T1S, R1E, UTE MERIDIAN  
PEG'S MINOR SUBDIVISION