

# W. C. BROWN MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned William C. Brown and Mary P. Brown are the owners of that real property situated in the County of Mesa, State of Colorado, and being that part of the W<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> of Section 27, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Beginning at the Southwest Corner of said Section 27 and considering the West line of said Section 27 to bear N 00°13'30" E and with all other bearings described herein being relative thereto; Thence N 00°13'30" E along the West line of said Section 27 a distance of 714.42 feet; Thence East 666.91 feet; Thence S 00°02'30" E 607.02 feet; Thence S 61°03'30" W 222.89 feet to a point on the South line of said Section 27; Thence N89°56'30" W along the South line of said Section 27 a distance of 475.10 feet to the point of beginning, all in Mesa County, Colorado.

That said owners have caused said real property to be laid out and surveyed as W.C. BROWN MINOR SUBDIVISION

That the 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 do hereby dedicate those portions of said real property which are labeled as utility 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 and 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. Utility easements are dedicated to the public utilities.

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

IN WITNESS WHEREOF, said William C. Brown and Mary P. Brown have caused their names to be hereunto subscribed this 24<sup>th</sup> day of January A.D., 1985.

By: William C. Brown  
William C. Brown

By: Mary P. Brown  
Mary P. Brown

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January A.D., 1985 by William C. Brown and Mary P. Brown.

My commission expires: 3/05/85 Witness my hand and official seal.

Carmen Abeyta  
Notary Public  
559 White Ave #600  
Address  
Grand Jct CO

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA )

Receipt # 1381678 drawn # Y-5

I hereby certify that this instrument was filed in my office at 11:13 o'clock A.M. this 24 day of January A.D. 1985, and is duly recorded in "Plat Book No. 13", at Page 303.

Carl Sawyer  
Clerk and Recorder

Sharon R. Swanson  
Deputy

Fees: \$10.00

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of JANUARY A.D., 1985. County Planning Commission of the County of Mesa, Colorado.

By: Paul W. Nelson  
Chairman

## UTILITY COORDINATING COMMITTEE APPROVAL

Approved this 9 day of Jan. A.D., 1985 Utility Coordinating Committee, Mesa County, Colorado.

By: P.E. Stockton  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

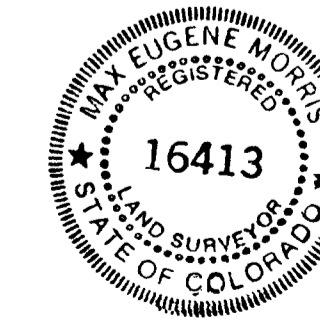
Approved this 22<sup>nd</sup> day of January A.D., 1985.  
Board of County Commissioners of the County of Mesa, Colorado.

By: Archie A. Pank  
Chairman

## SURVEYOR'S CERTIFICATE

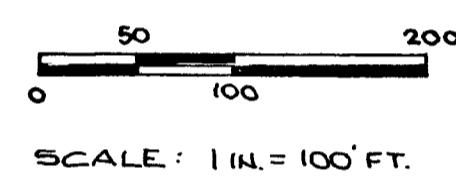
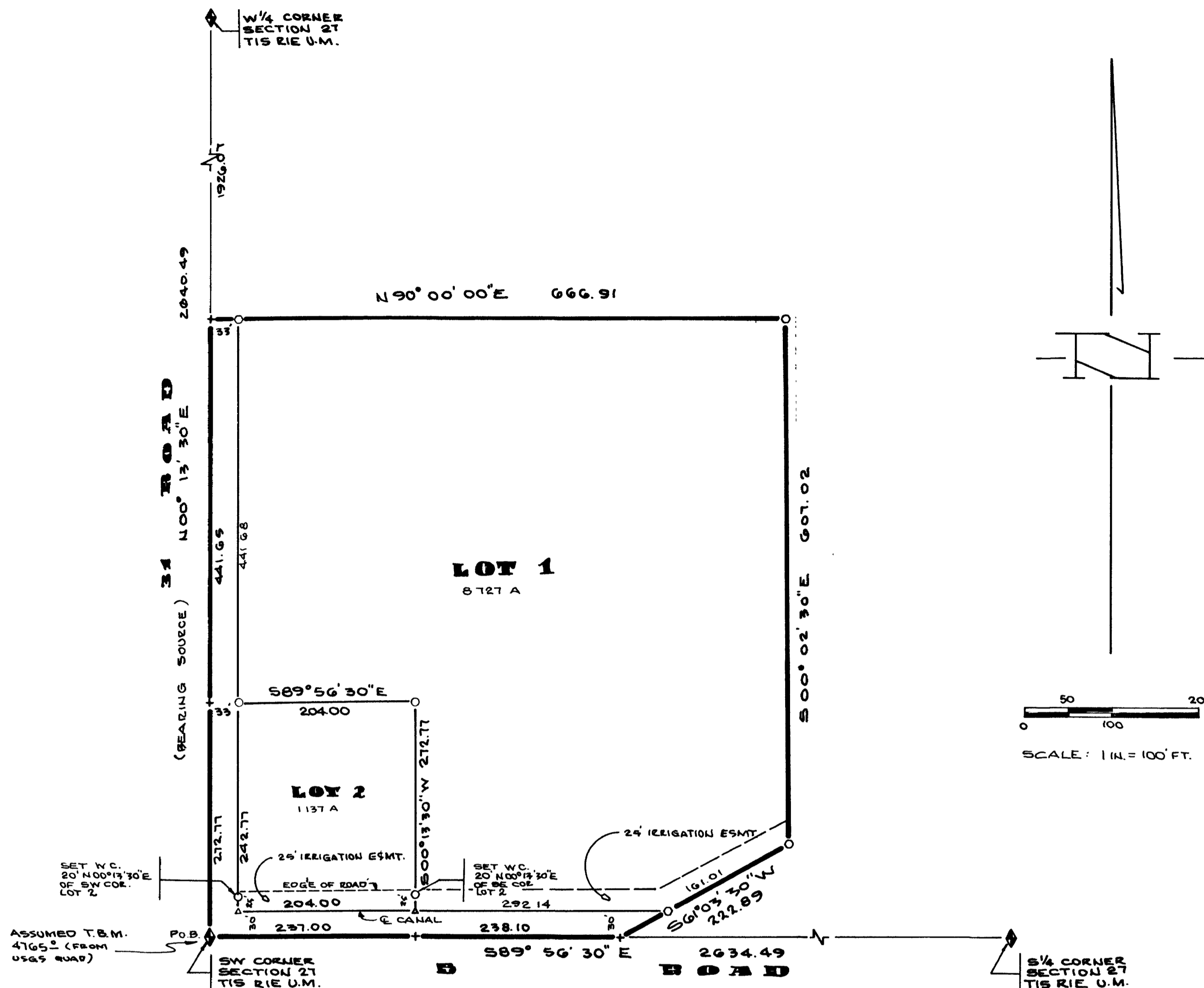
I, Max E. Morris, do hereby certify that the accompanying plat of W. C. BROWN MINOR SUBDIVISION a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

By: Max E. Morris 1/10/85  
Max E. Morris  
L.S. #16413



revised 1/18/85

W.C. BROWN MINOR SUBDIVISION		
SITUATED IN THE W <sup>1</sup> / <sub>2</sub> SW <sup>1</sup> / <sub>4</sub> SECTION 27, T1S R1E, U.M., MESA COUNTY		
For: W.C. BROWN	Q.E.D. SURVEYING SYSTEMS P.O. Box 186 Palisade, Colo. 464-7568	Surveyed by: MM & OB Drawn by: MM Approved by: Sheet no. File: 4259
Scale: 1" = 100' FT. 		
Date: 10/11/84		



ROADS = 0.864 ACRES

- ### LEGEND & NOTES
- ◆ FOUND MESA COUNTY BRASS CAP
  - \*S RE-ROD W/ PLASTIC CAP L.S. 16413 SET
  - + SET NAIL
  - PROPERTY CORNER \*S X 2.0" RE-ROD SET IN CONC.
- SURVEY ORIENTED W/ FOUND MONUMENTS

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.