

KOSANKE SUBDIVISION

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Kenneth L. Kosanke and Bonnie J. Kosanke are the owners of that real property situated in the County of Mesa, State of Colorado, and lying within the SW⁴NW⁴ of Sec. 27, T1S, R1W of the Ute Meridian, being more particularly described as follows: Beginning at a point on the west line of said SW⁴NW⁴ from whence the NW corner of said SW⁴NW⁴ bears N00°00'E 566.95 ft; thence N84°59'E 245.42 ft; thence N46°27'E 243.68 ft; thence S88°00'E 494.28 ft. to a point on the westerly right-of-way of Little Park Road; thence along said right-of-way with the following calls: (S38°53'W 145.53 ft. to the point of curvature of a curve to the left having a radius of 361.62 ft, a central angle of 26°55', and whose chord bears S25°25'30"W 168.33 ft.; thence along the arc of said curve 168.88 ft.; thence N78°02'W 223.49 ft; thence S59°06'W 265.85 ft; thence S81°00'W 175.00 ft; thence S28°40'W 275.00 ft. to the west line of said SW⁴NW⁴; thence N00°00'E 452.00 ft. to the POINT OF BEGINNING; and containing 5.038 acres, as shown by the accompanying plat thereof:

That the said owners have caused the said real property to be laid out and surveyed as KOSANKE SUBDIVISION, 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 perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, 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 graveling or improvements shall be financed by the seller or purchaser not the County of Mesa.

IN WITNESS WHEREOF, SAID owners Kenneth L. Kosanke and Bonnie J. Kosanke have caused their names to be hereunto subscribed this 31st day of August, A.D., 1978.

By Kenneth L. Kosanke By Bonnie J. Kosanke
Kenneth L. Kosanke Bonnie J. Kosanke

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 30th day of August, A.D., 1978, by owners Kenneth L. Kosanke and Bonnie J. Kosanke.

My Commission expires 12/6/80 Witness my hand and official seal. Barbara J. Dinkels
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss.

I hereby certify that this instrument was filed in my office at 2:08 o'clock P. M., JAN 23, A.D., 1979, and is duly recorded in Plat Book No 12, Page 113, Rec # 1182072

Carl Dawson Clerk & Recorder Fees \$ 10.00 By Hazel M. Huskey Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of SEPTEMBER, A.D., 1978 County Planning Commission of the County of Mesa, Colorado.

By Mary A. Buss Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 18th day of September, A.D., 1978 Board of County commissioners of the County of Mesa, Colorado.

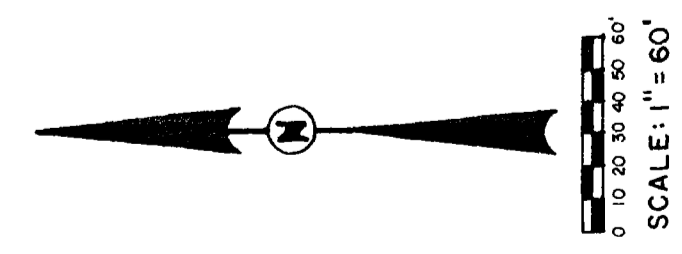
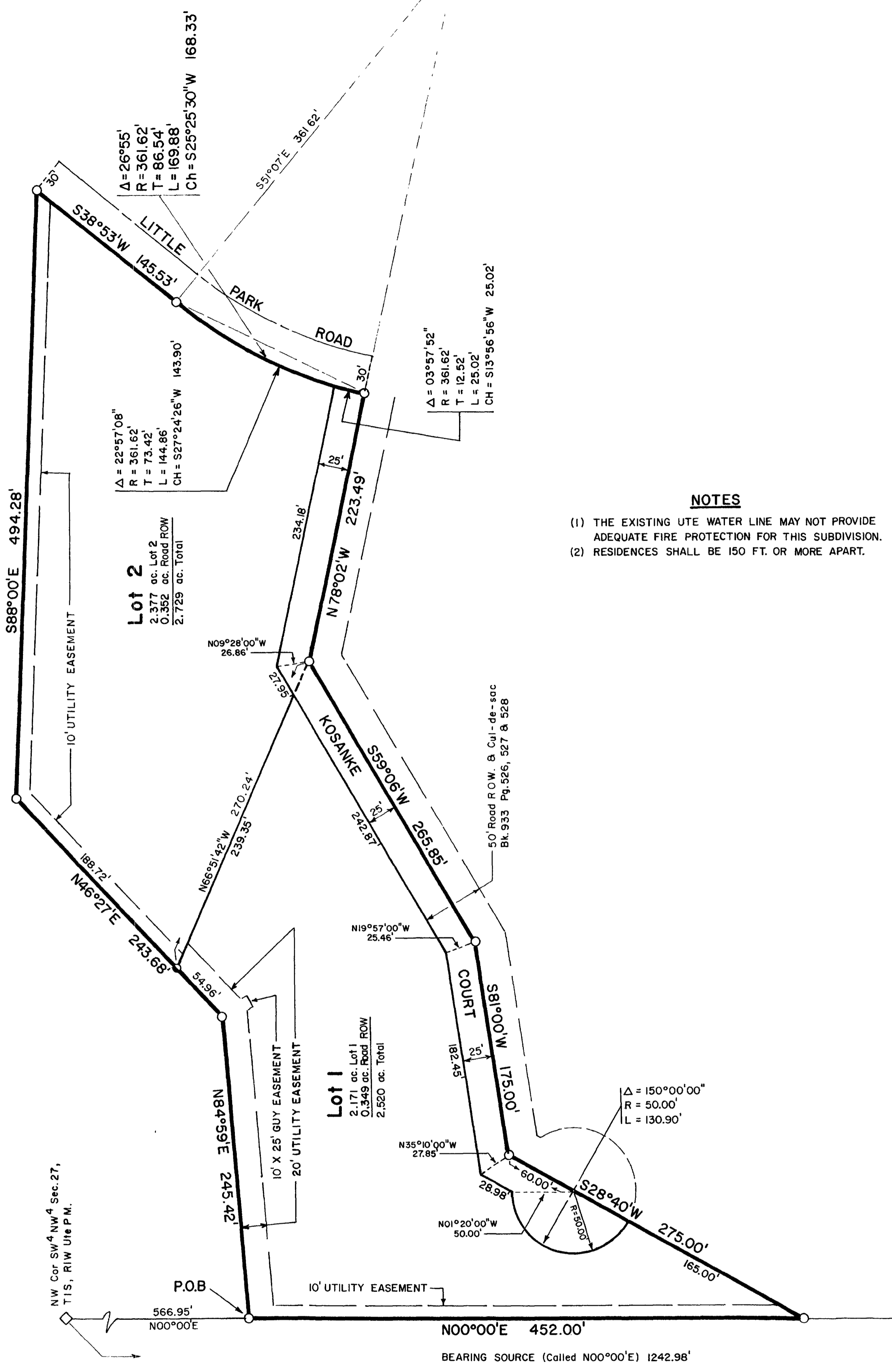
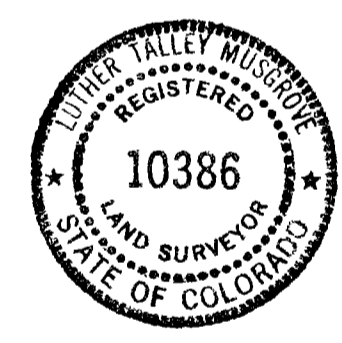
By Earl Steiner Chairman

SURVEYOR'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of KOSANKE 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 Luther T. Musgrove Registered Land Surveyor L.S. 10386

By Bill Robinson Date 1-9-79
Mesa County Road Dept.



- LEGEND**
- — SET No. 5 REBAR IN CONCRETE w/ALLOY CAP
 - — SET No. 5 REBAR w/PLASTIC CAP
 - ◇ — FOUND GLO BRASSCAP

KOSANKE SUBDIVISION		
FINAL PLAT		
FOR KOSANKE		SURVEYED BY
SCALE HORIZONTAL 1" = 60' VERTICAL		DRAWN BY MH & LTM
DATE 8-8-78		APPROVED BY
		SHEET NO.
		FILE NO. 78-08-03