

BINKLEY SUBDIVISION

IN
SECTION 10 T1S R1E U.M.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED KENT H. BINKLEY AND KAREN D. BINKLEY ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND LYING IN THE SE 1/4 SE 1/4 SEC 10 T1S R1E U.M. AS SHOWN ON THE ACCOMPANYING PLAT THEREOF: SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N90°00'W 375.50 FT. OF THE SE CORNER SECTION 10 T1S R1E U.M. (A MESA COUNTY BRASS CAP FOUND IN PLACE); THENCE N90°00'W 157.50 FT.; THENCE N00°00'E 500.00 FT.; THENCE N90°00'E 157.50 FT.; THENCE S00°00'W 76.36; THENCE 83.78 FT. ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 40.0 FT., CHORD BEARS S00°00'W 69.28 FT.); THENCE S00°00'W 354.36 FT. TO THE POINT OF BEGINNING

THAT SAID KENT H. BINKLEY AND KAREN D. BINKLEY HAVE CAUSED THE SAID REAL PROPERTY TO BE LAYED OUT AND SURVEYED AS BINKLEY SUBDIVISION A SUBDIVISION OF A PART OF MESA COUNTY.

THAT SAID OWNERS HEREBY DEDICATE AND SET APART ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATE TO THE PUBLIC UTILITIES A PERPETUAL EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, IS DEDICATED OVER AND THROUGH THE ROADS AND STREETS WITHIN THIS SUBDIVISION; TOGETHER WITH THE UTILITY EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BUSHES; TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER, 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 AND PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER --- NOT MESA COUNTY.

IN WITNESS WHEREOF, SAID KENT H. BINKLEY AND KAREN D. BINKLEY, OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF May, A.D. 1978.

Kent H. Binkley
KENT H. BINKLEY

Karen D. Binkley
KAREN D. BINKLEY

STATE OF COLORADO ;
COUNTY OF MESA ; S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May A.D. 1978 BY KENT H. BINKLEY AND KAREN D. BINKLEY.

MY COMMISSION EXPIRES May 20, 1979
WITNESS MY HAND AND OFFICIAL SEAL

Marie Rolfe
NOTARY OF PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ;
COUNTY OF MESA ; S.S. 1162014

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:30 O'CLOCK A.M. THIS 2 DAY OF June A.D. 1978. AND IS DULY RECORDED IN PLAT BOOK NO 12 AT PAGE 27

Earl Swyer
CLERK AND RECORDER

FEES \$ 10.00

BY
DEPUTY

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 15th DAY OF MAY, A.D. 1978
COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

BY Mary Buss
CHAIRMAN

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

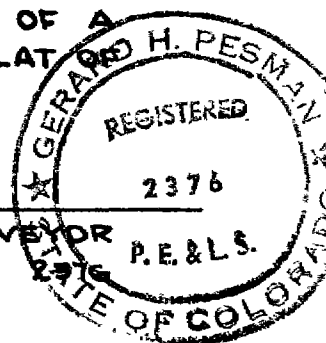
APPROVED THIS 15th DAY OF MAY, A.D. 1978
BOARD OF COUNTY COMMISSIONER'S OF THE COUNTY OF MESA, COLORADO.

BY Earl Swyer
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, GERARD H. PESMAN, CERTIFY THAT THIS PLAT IS PLOTTED FROM FIELD NOTES OF A SURVEY MADE UNDER MY SUPERVISION IN AUGUST 1971 AND JANUARY 1978. AND THIS PLAT BINKLEY SUBDIVISION IS AN ACCURATE REPRESENTATION OF SAME.

Gerard H. Pesman
COLO. REG. PROF. ENGR. AND LAND SURVEYOR



Bill Bomorn 5-15-78
MESA COUNTY ROAD DEPARTMENT

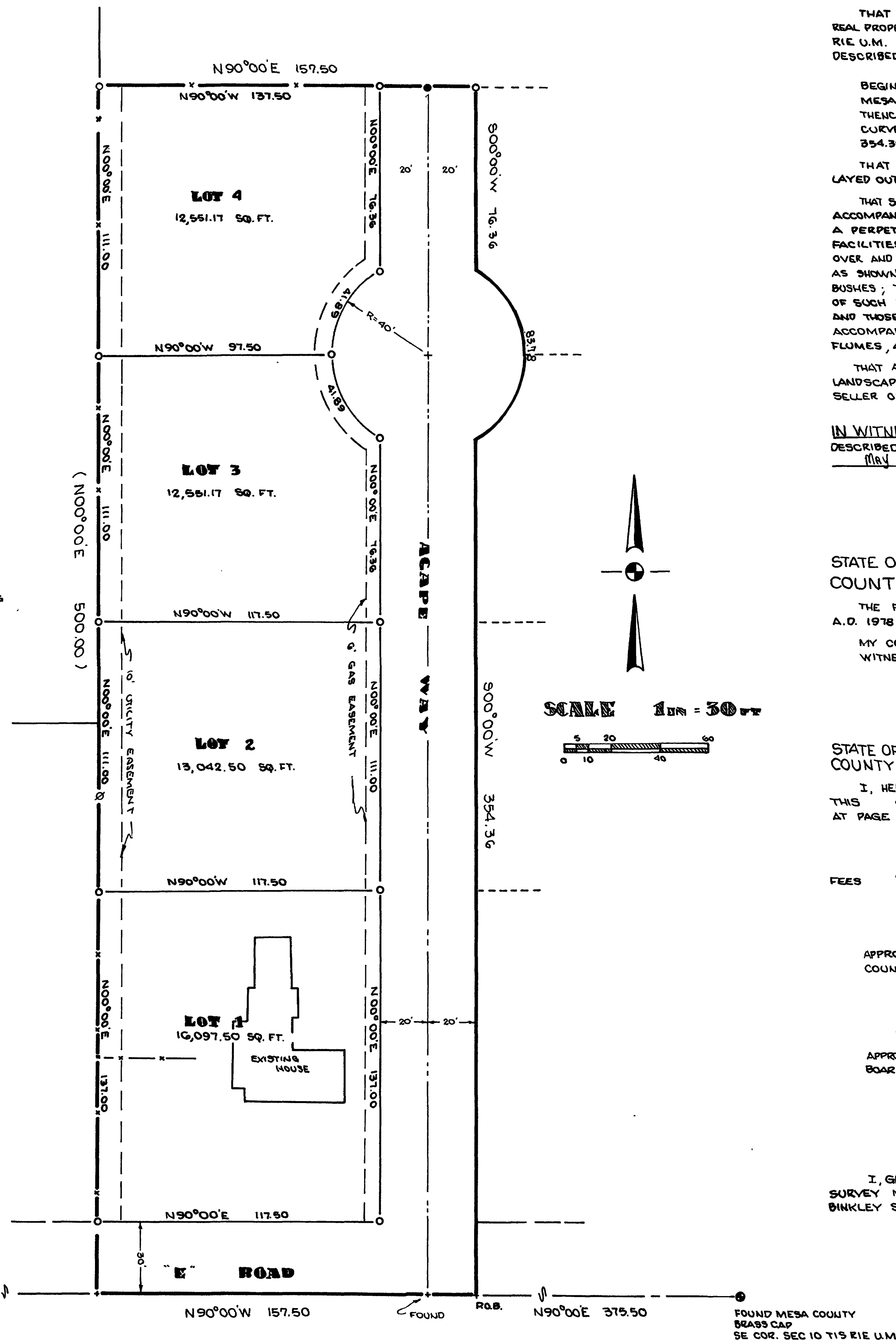
PLAT OF BINKLEY SUBDIVISION IN SE 1/4 SE 1/4 SEC 10 T1S R1E U.M.	
PREPARED BY SURVEY ENGR'S INC.	BOX 186, PALISADE 464-7568

01268101.tif

LEGEND & NOTES

- FOUND SURVEY MONUMENT SET BY OTHERS
- FOUND MESA COUNTY BRASS CAP
- SET 5x2.0 FT. RE-ROD WITH YELLOW CAP I.S. 2376
- + SET OR FOUND SPIKE OR RD. HD.; PK NAIL
- - - - - FENCE LINE

1. CALLS IN () ARE RECORD
2. SURVEY ORIENTED W/ FOUND MONUMENTS
3. BEARINGS ASSUMED W/ N90°00'W ALONG SOUTH LINE OF SECTION 10
4. BECAUSE OF LACK OF IRRIGATION WATER, LANDSCAPING SHOULD BE LIMITED TO DESERT SCENES.



AFFIDAVIT AND RATIFICATION OF PLAT

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The undersigned, H. ~~KENT~~ BINKLEY, also known as KENT H. BINKLEY, being first duly sworn, deposes, states and certifies as follows:

1. That he is one and the same person who joined in the dedication of that plat of Binkley Subdivision recorded June 2, 1978 in Plat Book 12, Page 27. Mesa County records.

2. That he hereby ratifies the plat of Binkley Subdivision recorded June 2, 1978 in Plat Book 12, Page 27, Mesa County records.

Dated this 5th day of July 1978.

H. Kent Binkley
H. Kent Binkley

The foregoing was acknowledged before me on the 5th day of July 1978 by H. Kent Binkley, also known as Kent H. Binkley.

Witness my hand and official seal.

My commission expires: May 20, 1979

Mare Rolfe
Notary Public

