

EAGLE

DEDICATION

That the undersigned, James S. Hinnant, Ronald KNOW ALL MEN BY THESE PRESENTS: L. Bonds. Keith E. Yates and John R. Hertel, are the owners of that real property situated in the County of Mesa. State of Colorado, and lying in a part of the Northeast Quarter of the Southwest Quarter of Section 16, Township II South, Range 101 West, of the Sixth Principal Meridian as shown on the accompanying plat therof, said plat being more partculary described as follows :

Beginning at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 16, Township II South, Range 101 West, of the Sixth Principal Meridian and considering the North Line of the Southwest Quarter of said Section 16 to bear N. 89°24'00" E, with all other bearings contained herein relative thereto; Thence N.89°24'00"E, along the North line of the Southwest Quarter of said Section 16, 729.15 feet; Thence S.O6° 34'00"W., 458.71 feet; Thence S.88° 51'31" E. 647.13 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter of said Section 16; Thence S.00°45'00" W. along said East line of the Northeast Quarter of the Southwest Quarter of Section 16 a distance of 847.30 feet to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Said Section 16; Thence S.B9°41'09" W. along the South line of the Northeast Quarter of the Southwest Quarter of said Section 16, 1, 319.86 feet to the Southwest Corner Northeast Quarter of the Southwest Quarter of said Section 16; Thence N.00°19'00"E. along the West line of the Northeast Quarter of the Southwest Quarter of said Section 16, 1,315.30 feet to the Point of Beginning. The above described tract of land contains 33.44 acres.

That the said owners have caused the real property to be laid out and surveyed as Eagle Rock Estates, 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 public forever and hereby dedicate those portions of said real property which are labled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and saitary sewer mains; water mains; gas pipe lines; 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 expense of installation of utilities or ditches refered to above, for grading or landscaping and for street araveling or improvements shall be financed by the seller or purchaser - not the County of Mesa. IN WITNESS WHEREOF, said owners, Jomes S. Hingant, Ronald L. Bonds, Keith E. Yates, and John R. Hertel, have caused their names to be hereunto subscribed this 21/1 and Anguit, A.D. 1973 M 6 1 / alwas 6 Om James & Hinnant Ronald L. John R. Hertel Bond Yates STATE OF COLORADO)) 55 COUNTY OF MESA The foregoing instrument was acknowleded before methis 25-day of August _,1973 A.D. by James S. Hinnant, Ronald L. Bonds, Keith E. Yates, and John R. Hertel. My commission expires <u>Man 1, 1977</u> Witness my hand and official seal. 0°2000 STICN T Notary Public 101101 CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO) 1056986)ss COUNTY OF MESA I hereby certify that this instrument was filed in my office at 10:25 o'clock R. M. NOVEMBER 8, A.D. 1973 and is duly recorded in Plat Book_____, Page <u>\$5</u>, Reception No. 1056986 Innie M. Dunston Fees \$/0 ** Clerk and Recorder Deputy COUNTY PLANNING COMMISSION CERTIFICATE Approved this <u>30</u> day of <u>July</u> A.D, 1973. County Planning Commission of the County of Mesa, Colorado. Man Chairman BOARD OF COUNTY COMMISSIONERS CERTIFICATE Approved this 23 day of ______A.D., 1973. Board of County Commissioners of the County of Mesa, Colorado. auna aubert Chairman SURVEYOR'S CERTIFICATE I, James T. Patty, Jr., do hereby certify that the accompanying plat of EAGLE ROCK ESTATES a subdivision of a part the County of Mesa has been prepared under my direction, and accurately represents a field survey of same. James T Patty Jr. Registered Land Surveyor Colorado Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S 1963, 136-2-2 as ammended.

By: <u>Soger C. Just</u> Mesa County Surveyor

Utilities Coordinating Committee

7/30/73



Date 7-18-1973

_Date <u>7-23-7</u>3 Mesa County Road Dept.



PREPARED BY NELSON HALEY PATTERSON & QUIRK INC. ENGINEERING CONSULTANTS GRAND JUNCTION COLORADO MAY, 1973

RECORDID AT 10:30 O CLOCK RECEPTION NO 1062461 ANNIE M DUNSTO



STATE OF COLORADO)) SS COUNTY OF MESA)

AFFIDAVIT OF CORRECTION

James T. Patty, Jr., of lawful age, being first duly sworn upon oath deposes and says:

That he is a Registered Land Surveyor of the State of Colorado and surveyed, prepared and certified the map of Eagle Rock Estates, a subdivision located in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 11 South, Range 101 West of the 6th P.M., Mesa County, Colorado, said map having been recorded in Book 1005 of maps at Page 69, Mesa County records.

Affiant further says that on the above described map of Eagle Rock Estates, on the plat a portion of the Southwesterly Lot Line of Lot 6 reads South 48°25'29" East, 93.38 feet; that the correct bearing and distance is South 48°25'29" East, 193.38 feet and that the incorrect distance was placed on said map through inadvertance and error.

Affiant further says that the above described lot line is properly drawn and scaled and there is no other error pertaining thereto other than the variance in distance described above; that in all other respects, the map of Eagle Rock Estates is correct and the survey thereof made by me is accurately represented thereon.

The above correction shall be considered as a part of the original plat when this instrument has been filed of record.



Jámes T. Patty, Jr. Registered Land Surveyor

Registered Land Surveyor Colorado Reg. No. 9960

Subscribed and sworn before me this 2^{1} day of

February , 1974. My Commission Expires: June 15 Miy Mar Tenst

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