

Approved this 19 day of March A.D., 1962
Board of County Commissioners of the County of Mesa, Colorado

By *Arthur J. Jones*
Chairman

COVEY SUBDIVISION

1st. ADDITION

1st. ADDITION TO COVEY SUBDIVISION LEGAL DESCRIPTION

Beginning at a point, the SW Corner of the Subdivision, an iron rod set in concrete; said point being 20 ft. N. and 883.81 ft. E. of the West 1/4 section corner, Section 3, T1S, R1E, Ute P.M.; thence N00°10'W., 632.3 ft. to NW Corner, an iron rod set in concrete; thence N65°29'E., 290.88 ft. to a point being the intersection of the Grand Valley Irrigation District R.O.W. and the extended East boundary of the subdivision; thence N65°29'E., 27.33 ft. to point of tangency with the arc of cul-de-sac; thence along the arc of a curve whose radius is 50.0 ft., 235.63 ft. to a point on the South R.O.W. of Patricia Drive and on the East boundary of the subdivision; thence, S00°10'E., 311.12 ft. to a point on North R.O.W. of street; thence, along the arc of cul-de-sac whose radius is 50.0 ft., 261.81 ft. to a point on South R.O.W. of street; thence, S00°10'E., 337.00 ft. to the S.E. Corner of subdivision an iron rod set in concrete being 20 ft. North of the center line of "F" Road; thence, West 265.00 ft. to point of beginning. Subdivision being situate in SW NW, Sec. 3, T1S, R1E, Ute P.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Billie S. Covey and Doris M. Covey, are the owners of that real property situated in County of Mesa, State of Colorado, and lying in the SW NW 4 Sec. 3, T1S, R1E, Ute P.M., as shown by the accompanying plat thereof:

That the said real property, as described above, to be laid out and surveyed as 1st ADDITION TO COVEY 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 for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer 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, flume and conduits:

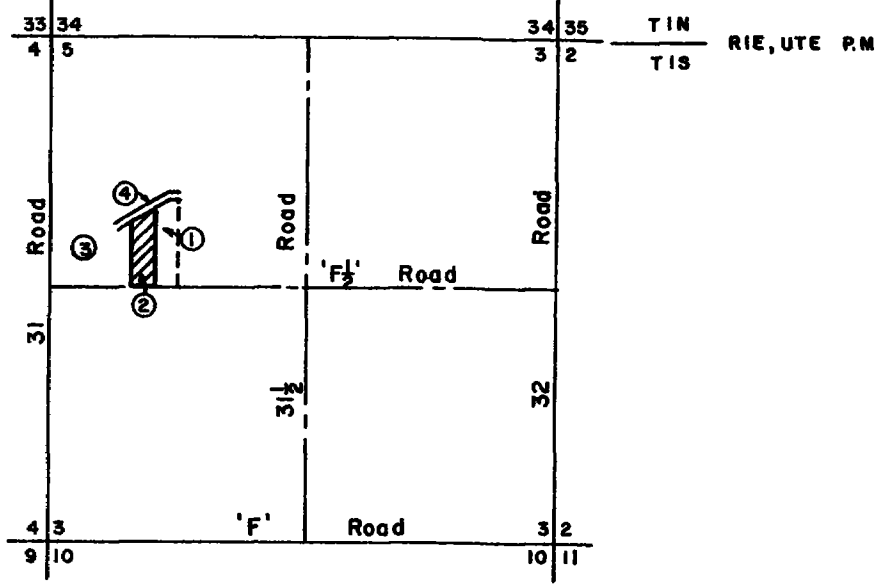
That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by seller or purchaser . . . not the County of Mesa.

IN WITNESS WHEREOF, said owners, Billie S. Covey and Doris M. Covey, have caused their names to be hereunto subscribed this 13th day of March A.D., 1962

By *Billie S. Covey*
Owner
By *Doris M. Covey*
Owner

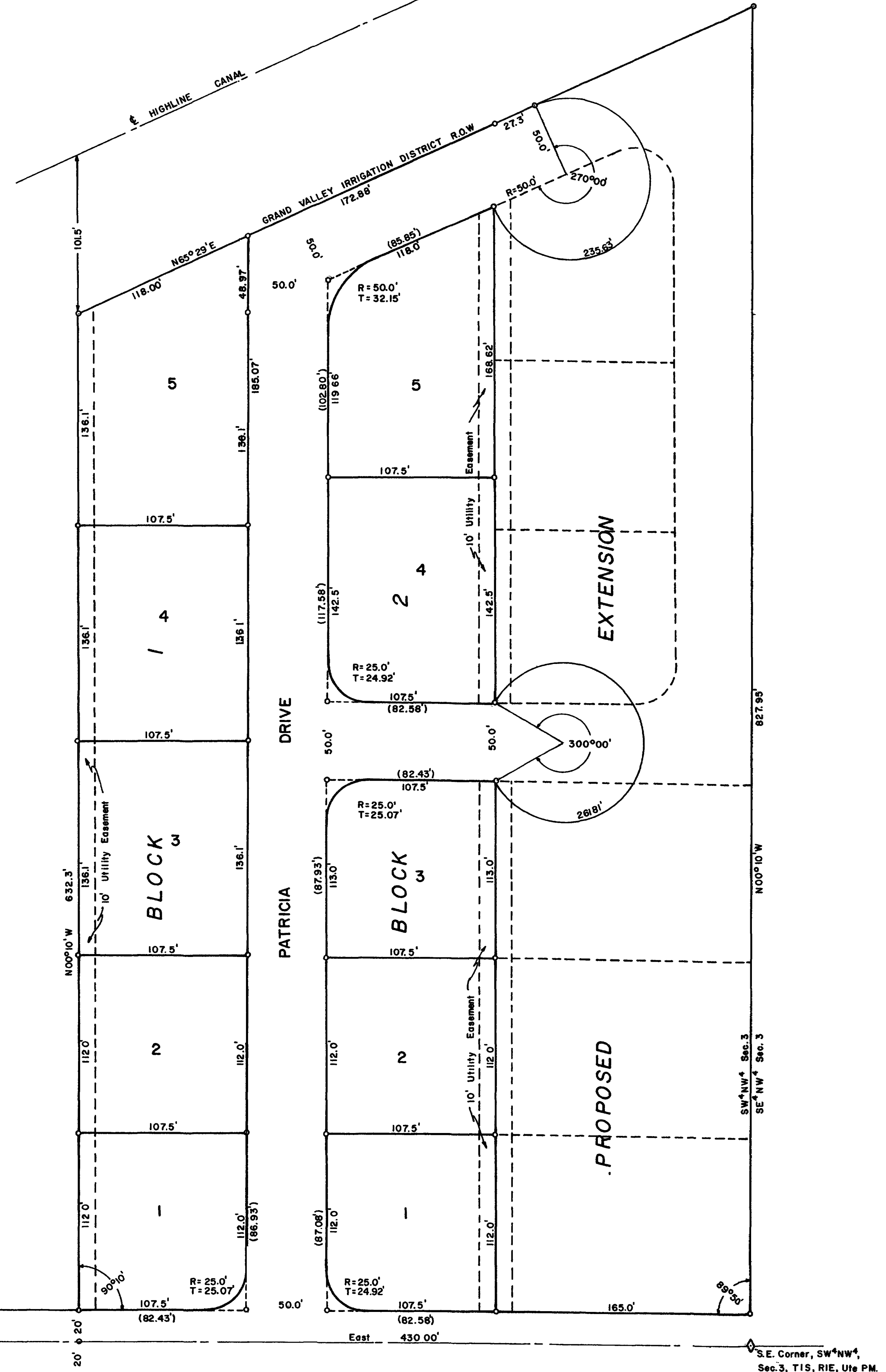
Scale: 1" = 50'

NOTE: That part of turnaround outside of street R.O.W. and within the turnaround to be vacated upon the extension of Patricia Drive.



INDEX MAP
SCALE 1"=2000'

- ① Billie S. & Doris M. Covey
- ② COVEY SUBDIVISION
- ③ Joe A. Covey
- ④ Highline Canal



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 day of MARCH A.D., 1962
County Planning Commission of the County of Mesa, Colorado.

By *Marion Bowman*
Chairman

STATE OF COLORADO COUNTY OF MESA

The foregoing instrument was acknowledged before me this 13th day of March A.D., 1962 by Billie S. Covey and Doris M. Covey.

Commission expires October 28, 1964

By *Doris M. Covey*
Notary Public

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office on 11:02 clock A.M., Mar 20 A.D., 1962, and is duly recorded in Plat Book No. 9, Page 147.

Fee \$ 6.00

By *Archie M. Hammett*
Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Ward O. Amsbury, do hereby certify that the accompanying plat of Covey 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 *Ward O. Amsbury*
Colorado Reg. Land Surveyor

HOLDER ENGINEERING SERVICE

COVEY SUBDIVISION
1st. ADDITION

Surveyed by *W. O. A.*
Drawn by *W. O. A.*

Traced by *R. M. G.*
Grand Junction, Colo. LS-1-62-4 February 5, 1962