

# CHAPARRAL SUBDIVISION

## UTILITIES DEDICATION

Said owners hereby dedicate to the public utilities the private roads and streets within this subdivision; along with those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities including, but not limited to telephone lines, electric lines, and gas lines. Together with the right to trim interfering trees and brush. Together with the perpetual right of ingress and egress for installation and maintenance of such lines. Said easements shall be utilized in a reasonable and prudent manner.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ray H. Robidoux and Barbara A. Robidoux, are the owners of that real property situated in the County of Mesa, State of Colorado and lying in part of the Northeast Quarter (NE 1/4) of Section 21, Township 11 South, Range 101 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at the East Quarter Corner (E 1/4 Cor) of said Section 21; Thence North 00°37'00" West along the East line of said Northeast Quarter of Section 21, with all bearings contained herein being relative thereto, a distance of 666.00 feet; Thence North 89°34'00" West 991.00 feet; Thence North 88°53'30" West 335.39 feet to a point on the West line of the East Half of said Northeast Quarter (E 1/2 NE 1/4) of Section 21; Thence North 00°16'40" West along the said West line of the East Half Northeast Quarter (E 1/2 NE 1/4) of Section 21, a distance of 481.17 feet to the True Point of Beginning; Thence continuing along the last described course, 600.00 feet to a point on the centerline of the Redlands Second Lift Canal; Thence along the said centerline of the Redlands Second Lift Canal the following eight courses and distances:

- South 53°26'10" East, 266.55 feet;
- South 46°27'04" East, 90.80 feet;
- South 35°35'40" East, 70.02 feet;
- South 29°57'33" East, 106.62 feet;
- South 32°52'20" East, 62.99 feet;
- South 38°46'14" East, 52.91 feet;
- South 41°48'30" East, 98.47 feet;
- South 43°46'50" East, 81.81 feet;

Thence South 89°43'20" West 560.56 feet to the True Point of Beginning containing 4.272 acres more or less.

That said Owners have caused the real property to be laid out and surveyed as Chaparral Subdivision, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate to the Redlands Water and Power Company an 18 foot easement along the northeasterly boundary for the Redlands Second Lift Canal.

IN WITNESS WHEREOF, said Owner Ray H. Robidoux and Barbara A. Robidoux, have caused their names to be hereunto subscribed this 1st day of March, A.D., 1978.

Ray H. Robidoux  
Ray H. Robidoux

Barbara A. Robidoux  
Barbara A. Robidoux

STATE OF COLORADO } The foregoing instrument was acknowledged before me this 1st day of  
COUNTY OF MESA } ss March, A.D., 1978, by Ray H. Robidoux and Barbara A. Robidoux

My commission expires: April 9, 1979  
Witness my hand and official seal.

Donald E. Wainwright  
Notary Public

CLERK AND RECORDER'S CERTIFICATE 1157010

STATE OF COLORADO } I hereby certify that this instrument was filed in my office at 4:50 o'clock,  
COUNTY OF MESA } ss P.M., April 6, A.D., 1978, and is duly recorded  
in plat book 11, page 348, Reception No.

Carl Sawyer  
Clerk and Recorder

Deputy Fees: \$10.00

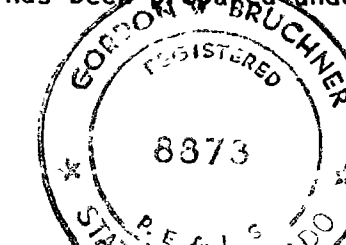
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of MARCH, A.D., 1978, County Planning Commission of the County of Mesa, Colorado.

Mary Buas  
Chairman

SURVEYOR'S CERTIFICATE

I, Gordon W. Bruchner, do hereby certify that the accompanying plat of Chaparral 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.



Gordon W. Bruchner  
Gordon W. Bruchner, Registered Land Surveyor and Professional Engineer  
Colorado Register No. 8873

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 30th day of MARCH, A.D., 1978, Board of County Commissioners of the County of Mesa, Colorado.

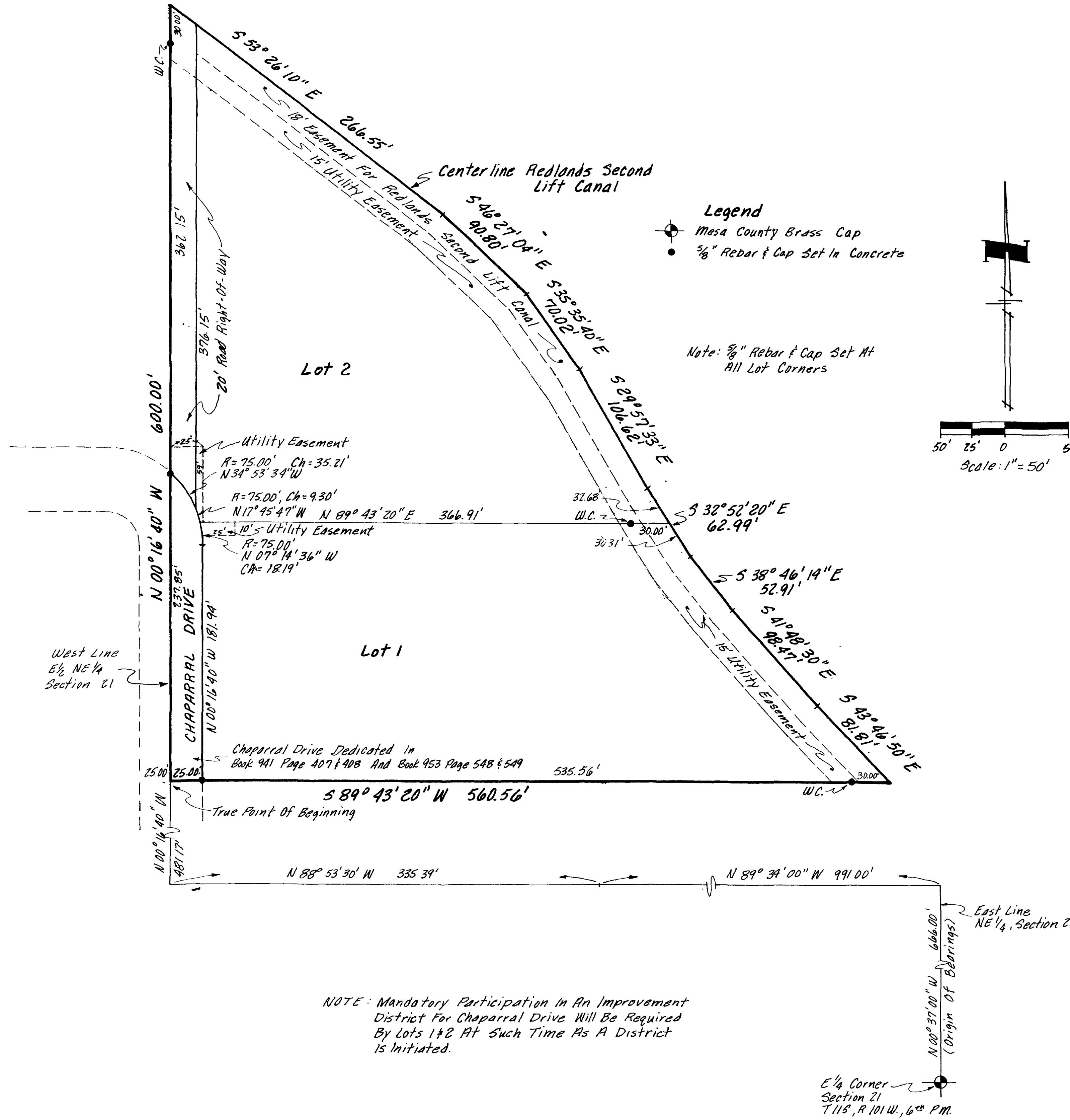
Ernst Hinder  
Chairman

Bill Peterson  
Mesa County Road Department

Date: 4-4-78

## Area Quantities

Total Area Lot 1 2.094 Ac.  
Total Area Lot 2 1.939 Ac.  
Total Area In Streets 0.126 Ac.  
Total Area In Unimproved R.O.W. 0.168 Ac.  
Total Area 4.272 Ac.



NOTE: Mandatory Participation In An Improvement District For Chaparral Drive Will Be Required By Lots 1 & 2 At Such Time As A District Is Initiated.

E 1/4 Corner Section 21  
T 11S, R 101W, 6th PM.

CHAPARRAL SUBDIVISION  
COMBUSTION ENGINEERING, INC.  
E MAGUIRE  
ARCHITECTS • ENGINEERS • PLANNERS  
GRAND JUNCTION COLORADO  
FEBRUARY 1978