

FOX 3 SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Raymond R. Fox and Patricia G. Fox are the owners of that real property situated in the County of Mesa, State of Colorado being situated in the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22 T11S R101W 6th Principle Meridian and being more fully described as follows:

Beginning at the NW corner of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22 (a hinge nail in place); Thence S89°32'38"W 656.58 ft. along the North line of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22 to the NE corner of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22; Thence S00°29'31"E 574.65 ft. along the East line of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22 to the intersection with a wash at the centerline; Thence Southwesterly along said wash the following (7) seven courses: (1). S16°14'51"W 144.7 ft.; (2). S75°21'00"W 51.79 ft.; (3). S76°56'31"W 50.75 ft.; (4). S16°50'06"W 70.50 ft.; (5). S28°11'22"W 82.14 ft.; (6). S16°03'24"W 37.14 ft.; (7). S22°08'58"W 127.26 ft. to the intersection with the centerline of the Redlands Water & Power Company Second Lift Ditch; Thence N51°00'11"W 93.76 ft. along the centerline of the Redlands Ditch to the intersection with the West line of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22; Thence N00°33'16"W 164.83 ft. along the West line of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22 to the SE corner of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 22; Thence N89°33'48"W 93.77 ft. along the South line of the $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the SE corner of the exception found in Book 1257 Page 805; Thence N00°38'00"W 208.70 ft. along the East line of the exception found in Book 1257 Page 805; Thence N89°33'48"W 233.70 ft. along the North line of the exception found in Book 1257 Page 805 to the intersection with the West line of Section 22; Thence N00°38'00"W 157.48 ft. along the West line of Sec. 22 to the point of beginning, containing 9.28 Acres more or less, except the West 33 ft. for the right-of-way for 20 Road, and excepting the right-of-way for the Redlands Ditch, as shown on the accompanying plat thereof:

That said owners have caused the said real property to be laid out and surveyed as FOX SUBDIVISION, a subdivision of a part of Mesa County.

That the said owners do hereby dedicate and set apart all 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 irrigation 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, and 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 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 Raymond R. Fox and Patricia G. Fox have caused their names to be hereunto subscribed this 4th day of Sept., A.D., 1981

By: Raymond R. Fox
Raymond R. Fox
Patricia G. Fox
Patricia G. Fox

STATE OF COLORADO }
COUNTY OF MESA } S.S.
The foregoing instrument was acknowledged before me this 4th day of Sept., A.D., 1981, by Raymond R. Fox and Patricia G. Fox.

My commission expires 9-17-81. Witness my hand and official seal

Doris C. Pevoral
Notary Public

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } S.S. #12 73712

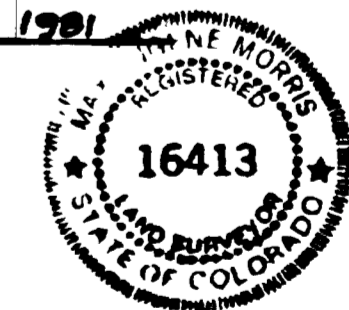
I hereby certify that this instrument was filed in my office at 11:10 o'clock A.M. on September 5, A.D., 1981, and is duly recorded in Plat Book No. 72 at Page 4446

Carl Sawyer Clerk & Recorder
By Marshall T. Mahoney Deputy
FEES \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 2nd day of Oct., A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

By Thomas B. Caldwell Chairman

SURVEYORS' CERTIFICATE
I, Max E. Morris, do hereby certify that the accompanying plat of FOX SUBDIVISION, a subdivision of a part of the county of Mesa, has been prepared by me and accurately represents a field survey of same.
By Max E. Morris Date SEPT 1, 1981
Colo. Reg. Land Surveyor 16413

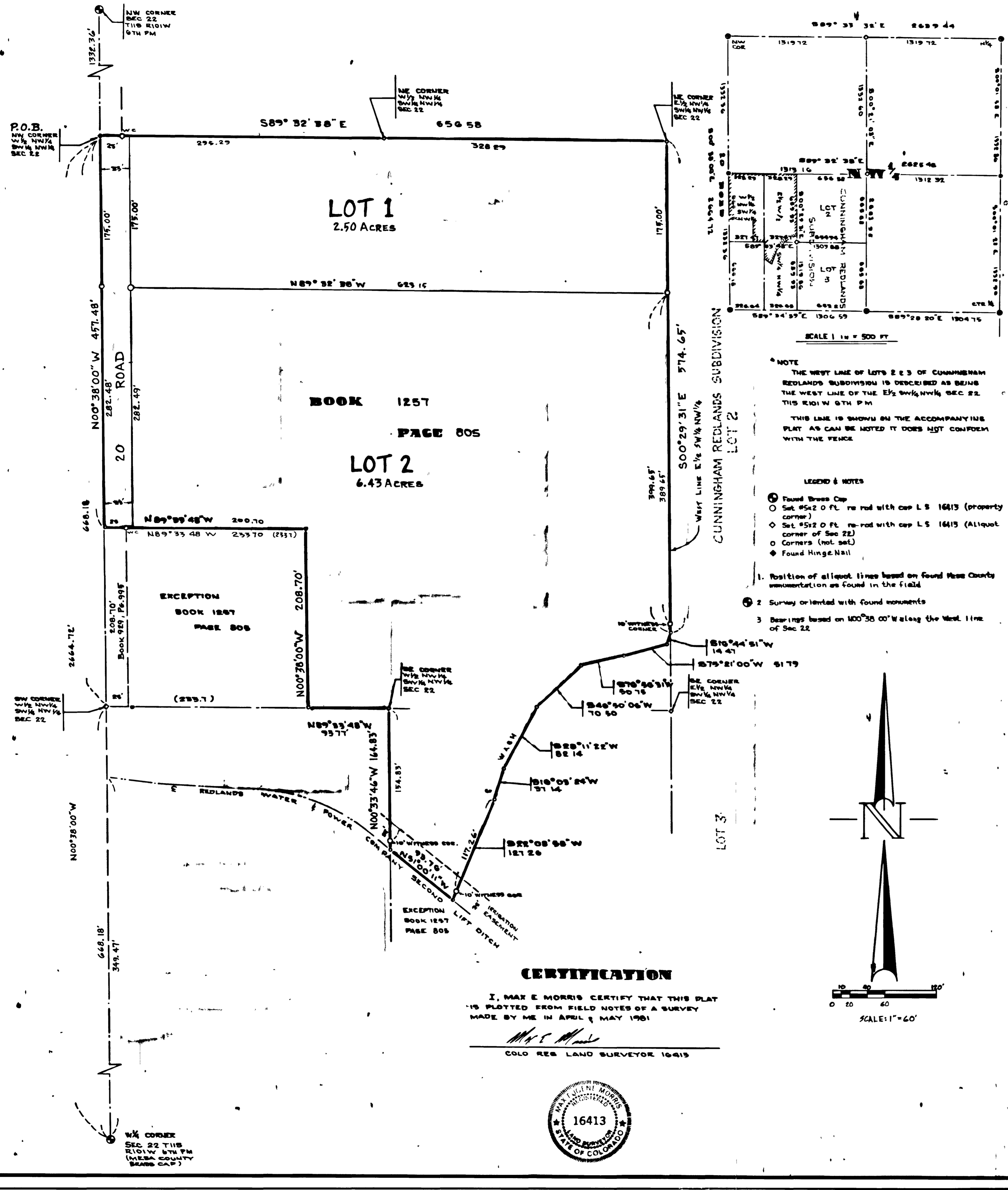


Approved by Utilities Coordinating Committee:
Thomas B. Caldwell Chairman
9 September 1981

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this ___ day of ___, A.D., 1981
Board of County Commissioners of the County of Mesa, Colorado

Maxine Aldred Chairman

FOX SUBDIVISION		
For: Raymond R. Fox 576 20th St Grand Junction, CO	Q.L.D. SURVEYING SYSTEMS P.O. Box 186 Palisade, Colo. 464-7568	Surveyed by: R. M. & D. K. L. Drawn by: R. M. L. Approved by: Sheet no. Date: 10/1
Scale: 1" = 60' FT		REVISIONS: 9/15/81
Date: 9/1/81		



NOTE
THE WEST LINE OF LOTS 2 & 3 OF CUNNINGHAM REDLANDS SUBDIVISION IS DESCRIBED AS BEING THE WEST LINE OF THE $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SEC 22 THIS R101W 6TH PM

THIS LINE IS SHOWN ON THE ACCOMPANYING PLAT AS CAN BE NOTED IT DOES NOT CONFORM WITH THE FENCE

LEGEND & NOTES

- Found Brass Cap
- Set #52 0 ft. re-rod with cap L.S. 16413 (property corner)
- Set #512 0 ft. re-rod with cap L.S. 16413 (Aliquot corner of Sec 22)
- Corners (not set)
- Found Hinge Nail

1. Position of aliquot lines based on found Mesa County monumentation as found in the field

2. Survey oriented with found monuments

3. Bearings based on M00°38'00"W along the West line of Sec 22

