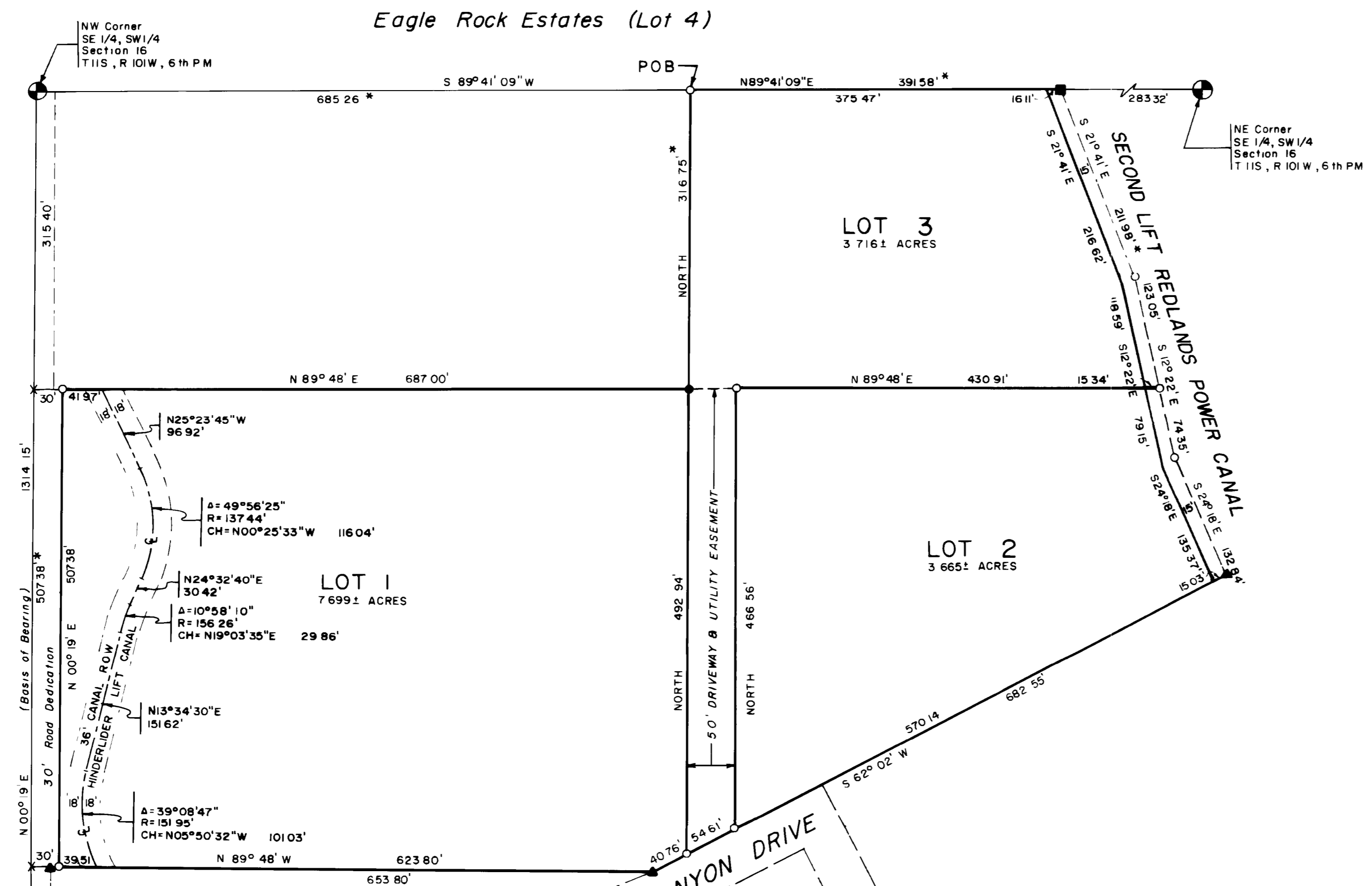


# PETTY SUBDIVISION

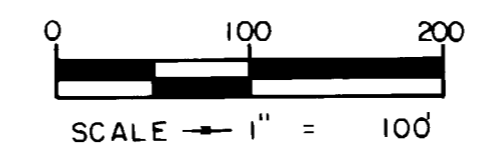
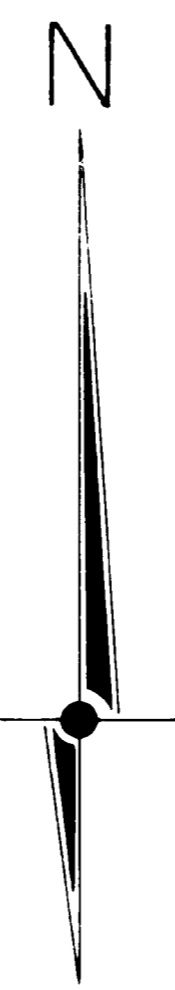


**NOTE**

Mandatory participation in a Road Improvement District for Star Canyon Drive will be required by Lots 1, 2 & 3 at such time as District is initiated

**LEGEND**

- Meso County Brass Cap
- Found N H P O Pin and Cap
- ▲ Found 5/8" Rebar
- Found Pin w/Cap marked ARMSTRONG PE & LS 11441
- Set 5/8" Rebar w/Cap marked LUKE LS 14115
- X Set Nail in Pavement
- \* Courses vary slightly from legal calls to mathematically close parcels



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

That the undersigned William L. Petty and Sue Petty are the owners of that real property situated in the SE 1/4 SW 1/4 of Section 16, Township 11 South, Range 101 West, 6th Principal Meridian, as shown on the accompanying plat thereof, said property being more particularly described as follows: Beginning at a point on the North line of the SE 1/4 SW 1/4, said Section 16 which is N89°41'09"E 685.26 feet from the Northwest corner of said SE 1/4 SW 1/4, thence N89°41'09"E along said North line 391.58 feet to the West bank of the Redlands Water and Power Company's Second Lift Canal, thence S21°41'E 211.98 feet, thence S12°22'E 197.40 feet, thence S24°18'E 132.84 feet, thence S62°07'W 682.55 feet, thence N89°48'W 653.80 feet, thence N00°19' East 507.38 feet, thence N89°48'E 687.00 feet, thence North 316.75 feet to the point of beginning, Except the West 20 feet for Road Right of Way, AND Except the East 15 feet for ditch Right of Way, AND Except 36 feet for Redlands Water and Power Company third lift canal right of way

That said owners have caused the real property to be laid out and surveyed as shown on the accompanying plat of PETTY SUBDIVISION

That said owners do hereby dedicate to the Public Utilities Companies a perpetual easement to those portions of said real property which are labeled as utility easements for the installation and maintenance of such utilities as telephone and electric cables, gas pipelines, sanitary sewer, and irrigation easements

IN WITNESS WHEREOF, said owners William L. Petty and Sue Petty, to be hereunto subscribed this 9th day of March, A.D., 1978

*William L. Petty*  
William L. Petty  
*Sue Petty*  
Sue Petty

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 9th day of March, A.D., 1978, by William L. Petty and Sue Petty

Witness my hand and official seal  
My Commission expires February 25, 1981  
*James H. Luke*  
Notary Public

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA ) of 1161453  
I hereby certify that this instrument was filed in my office at 4:05 o'clock P.M. on 3-25-78 A.D. 1978, and duly recorded in Plat Book 40 Page 20, Reception No 1161453

*Carol Sawyer*  
Clerk and Recorder

Fee \$ 10.00 By Deputy

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 20th day of April, A.D. 1978  
County Planning Commission of the County of Mesa, Colorado  
By *Nancy A. Buss*  
Chairman

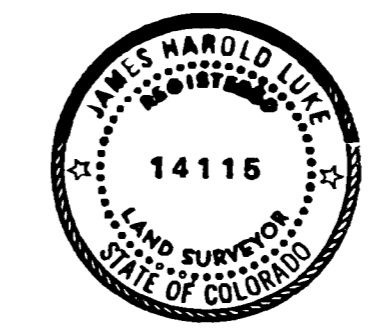
**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

Approved this 20th day of April, A.D. 1978  
Board of County Commissioner's of the County of Mesa, Colorado  
By *James H. Luke*  
Chairman

**SURVEYOR'S CERTIFICATE**

I, James H. Luke, do hereby certify that the accompanying plat of Petty 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

*James H. Luke*  
Registered Land Surveyor - LS 14115



*Bill Demason* 4-17-78  
COUNTY ROAD DEPT

**PETTY SUBDIVISION**  
ARMSTRONG ENGINEERS & ASSOCIATES, INC  
861 ROOD AVE., GRAND JUNCTION, CO 81501 245-3861