

CANYON CREEK - FILING 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, D J LAND, INC, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND LYING IN THE SW 1/4 SW 1/4 OF SECTION 35, T 1 N, R 2 W, UTE MERIDIAN, MESA COUNTY, COLORADO AND BEING DESCRIBED AS FOLLOWS
 BEGINNING AT THE SW CORNER OF SECTION 35, T 1 N, R 2 W, U.M., THENCE N00°10'23"E 120.27' ALONG THE WEST LINE OF THE SW 1/4 SW 1/4 TO THE NW CORNER OF A PARCEL OF LAND DESCRIBED IN PARCEL 2, APPENDIX A, BOOK 1266, PAGE 597 MESA COUNTY CLERK AND RECORDERS OFFICE, THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE COURSES, (1) N 72°30'11"E 256.48', (2) S 84°40'45"E 213.95', (3) S00°00'00"W 109.29' TO THE NORTH BOUNDARY OF CANYON CREEK FILING 2, THENCE N 75°54'08"E 103.11' ALONG THE NORTH BOUNDARY OF CANYON CREEK FILING 2 TO THE INTERSECTION WITH A PARCEL DESCRIBED IN PARCEL 1, APPENDIX A, BOOK 1266, PAGE 597, THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 THE FOLLOWING SEVEN COURSES (1) N00°00'00"E 74.87', (2) S 84°40'45"E 0.78', (3) N 68°54'20"E 179.23', (4) N 40°36'31"E 179.70', (5) N 01°15'35"E 571.40', (6) N 38°48'06"E 190.25', (7) S 87°49'23"E 347.52' TO A POINT ON THE EAST LINE OF THE SW 1/4 SW 1/4 SECTION 35, THENCE N 00°10'42"E 243.65' ALONG THE EAST LINE OF SW 1/4 SW 1/4 SECTION 35 TO THE NE CORNER OF OF THE SW 1/4 SW 1/4 SECTION 35, THENCE N 89°46'38"W 1318.79' ALONG THE NORTH LINE OF THE SW 1/4 SW 1/4 TO THE NW CORNER OF SW 1/4 SW 1/4 SECTION 35, THENCE S00°10'23"W 1203.92' ALONG THE WEST LINE OF SECTION 35 TO THE POINT OF BEGINNING, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF.

THAT THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS CANYON CREEK SUBDIVISION, FILING THREE, A SUBDIVISION OF THE COUNTY OF MESA, COLORADO

THAT THE SAID OWNER DOES 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 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 AND PRUDENT 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 D J LAND, INC, HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22nd DAY OF MARCH, A D, 1982

BY James R. Erickson
 JAMES R. ERICKSON, PRESIDENT

Sondra R. Erickson
 SONDR A R ERICKSON, SECRETARY

STATE OF CALIFORNIA)
) SS
 COUNTY OF SONOMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF march, A D, 1982 BY JAMES R ERICKSON, PRESIDENT, AND SONDR A R ERICKSON, SECRETARY OF D J LAND, INC

MY COMMISSION EXPIRES Aug 2 1985
 WITNESS MY HAND AND OFFICIAL SEAL Jairal Young
 NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:05 O'CLOCK P. M. April 29 1982, A D, 1982, AND IS DULY RECORDED IN PLAT BOOK NUMBER 13, PAGE 28+29 # 1290133

Earl Sawyer BY Bonnie Johnson FEES \$20.00 U18
 CLERK AND RECORDER DEPUTY

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 6th DAY OF April, A D, 1982 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO

BY E. W. B...
 CHAIRMAN

SURVEYOR'S CERTIFICATE

I, MAX E MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF CANYON CREEK SUBDIVISION, FILING 3, 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 Max E. Morris DATE 4/1/82
 MAX E MORRIS L S 16413

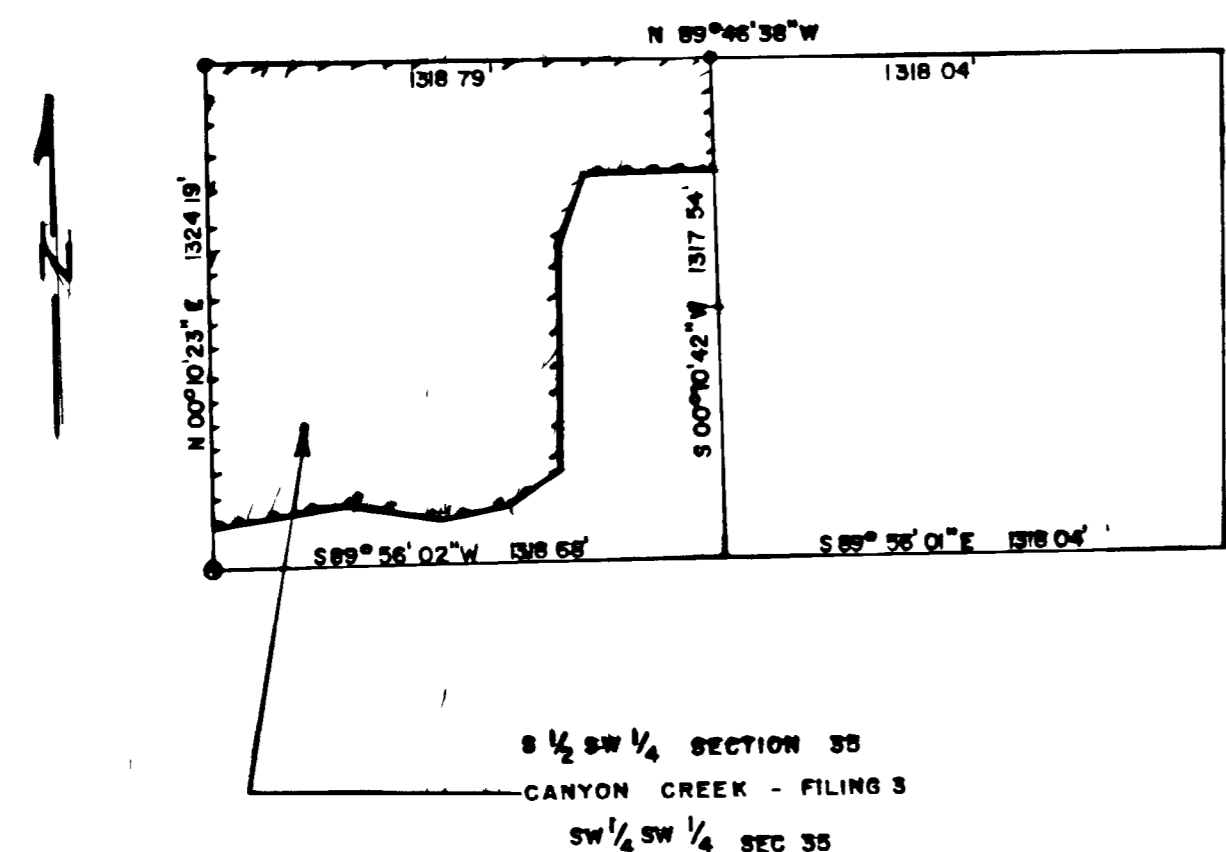


Thomas R. Caldwell Jr 9. Dec 1981
 APPROVED - CHAIRMAN, UTILITIES COORDINATING COMMITTEE DATE

COUNTY PLANNING COMMISSION CERTIFICATE

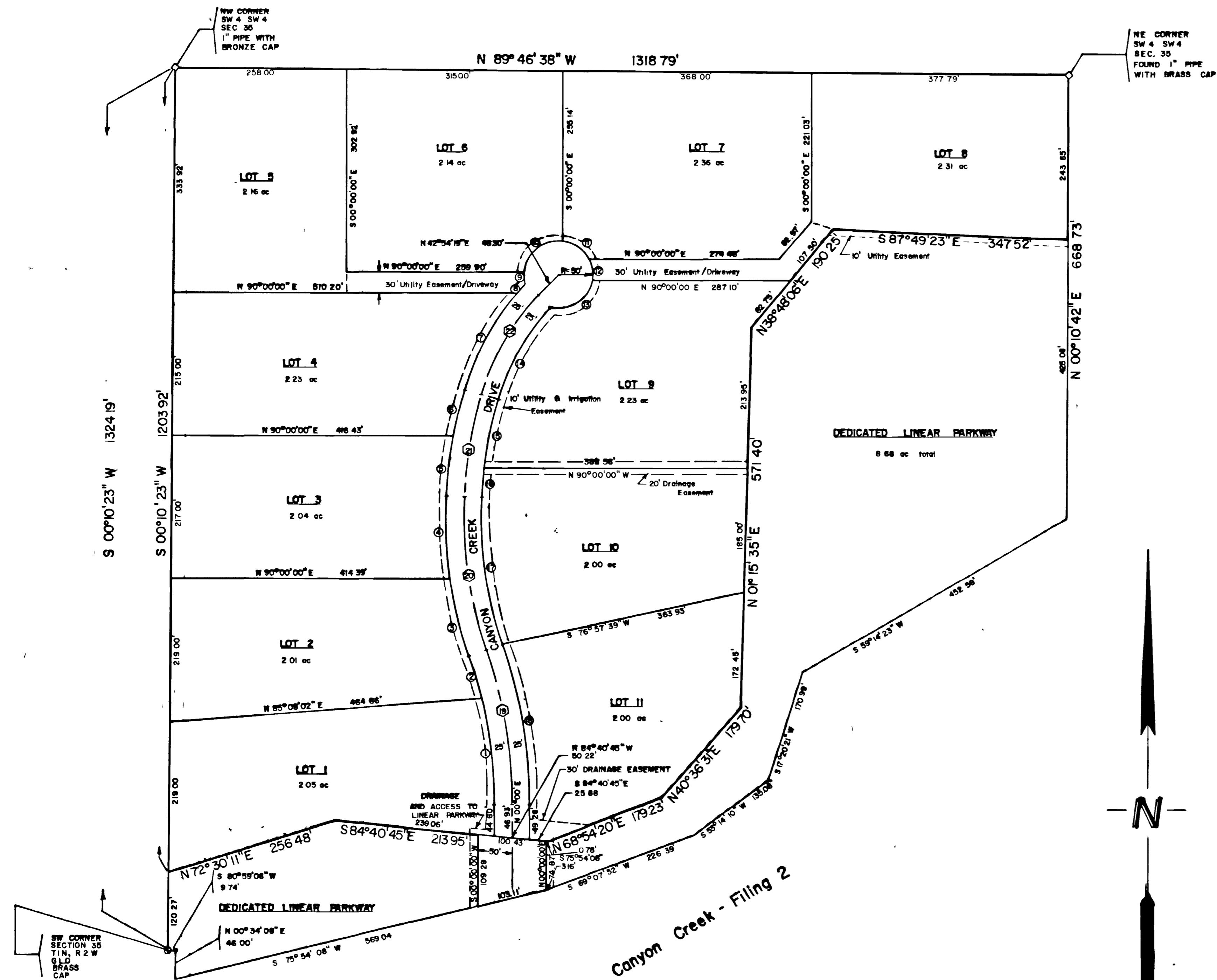
APPROVED THIS 14 DAY OF April, A D, 1982 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

BY D. J. Land, Inc.
 CHAIRMAN



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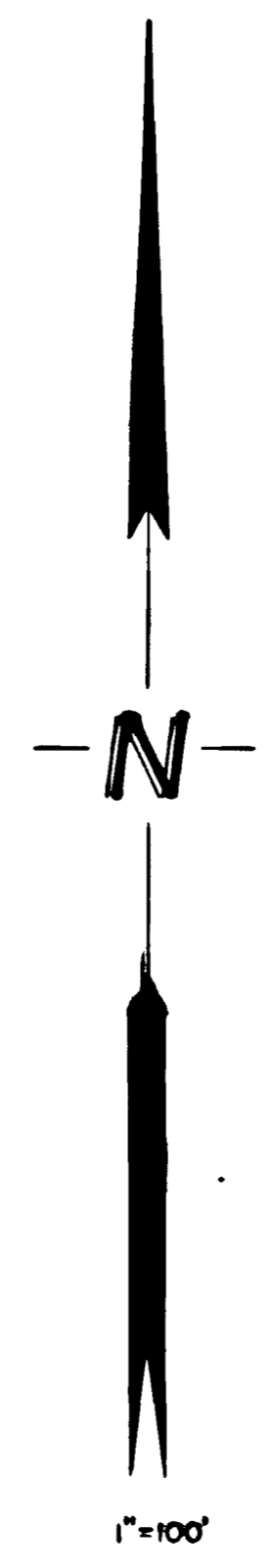
CANYON CREEK - FILING 3			
FINAL PLAT			
FOR D J LAND, INC	COBURN ENGINEERS	SURVEYED BY L S	DRAWN BY R S C
SCALE HORIZONTAL VERTICAL		APPROVED BY R S C	SHEET NO 1 of 2
DATE 9-23-81		FILE NO 81-07-19	



CURVE DATA					
CURVE NO	DELTA	RADIUS	ARC	TANGENT	CHORD
①	13°36'28"	673.63'	160.36'	80.57'	S06°49'14"E 160.00'
②	05°41'32"	673.63'	66.92'	33.49'	S16°29'15"E 66.90'
③	10°30'59"	649.31'	119.18'	59.76'	S14°04'30"E 119.01'
④	11°04'01"	649.31'	125.42'	62.91'	S03°17'01"E 125.22'
⑤	07°44'14"	685.57'	92.58'	46.36'	S06°07'07"W 92.51'
⑥	05°44'17"	685.57'	68.66'	34.36'	S12°51'22"W 68.63'
⑦	24°47'56"	391.00'	169.23'	85.96'	S28°07'29"W 167.92'
⑧	02°22'52"	391.00'	16.25'	8.13'	S41°42'53"W 16.25'
⑨	20°44'05"	50.00'	18.10'	9.15'	S06°43'39"E 18.00'
⑩	92°19'45"	50.00'	80.57'	52.08'	S49°48'17"W 72.13'
⑪	63°15'01"	50.00'	55.20'	30.79'	N52°24'20"W 52.44'
⑫	34°58'29"	50.00'	30.52'	15.75'	N03°17'35"W 30.05'
⑬	88°42'40"	50.00'	77.42'	48.89'	N58°32'59"E 69.91'
⑭	27°10'48"	341.00'	161.76'	82.43'	N29°18'55"E 160.25'
⑮	09°23'42"	635.57'	104.22'	52.23'	N11°01'40"E 104.10'
⑯	04°04'49"	635.57'	45.26'	22.64'	N04°17'24"E 45.25'
⑰	21°35'00"	999.31'	225.76'	114.24'	N08°32'30"W 224.43'
⑱	19°20'00"	723.63'	244.17'	123.26'	N09°40'00"W 243.02'
⑲	19°20'00"	698.63'	235.74'	119.00'	N09°40'00"W 234.62'
⑳	21°35'00"	624.31'	235.18'	119.00'	N08°32'29"W 233.79'
㉑	13°28'31"	660.57'	155.36'	78.04'	N08°59'15"E 155.00'
㉒	27°10'48"	366.00'	173.62'	88.48'	N29°18'55"E 172.00'

AREA SUMMARY		
LOTS	23.53 ac	94.5%
ROAD ROW	1.15 ac	4.6%
100' WIDE ROAD ROW	.21 ac	0.9%
TOTAL	24.89 ac	100.0%

- LEGEND**
- 1/4 CORNERS
 - SECTION CORNER, BRASS CAP
 - ⊙ CURVE NUMBER
 - ⊕ ROAD CENTERLINE CURVES



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CANYON CREEK - FILING 3		
FINAL PLAT		
FOR D J LAND, INC	BY COBURN ENGINEERS	SURVEYED BY G E D
SCALE HORIZONTAL 1" = 100'		DRAWN BY L S
DATE 9-23-81		APPROVED BY R S C
		SHEET NO 2 of 2
		FILE NO 81-07-19