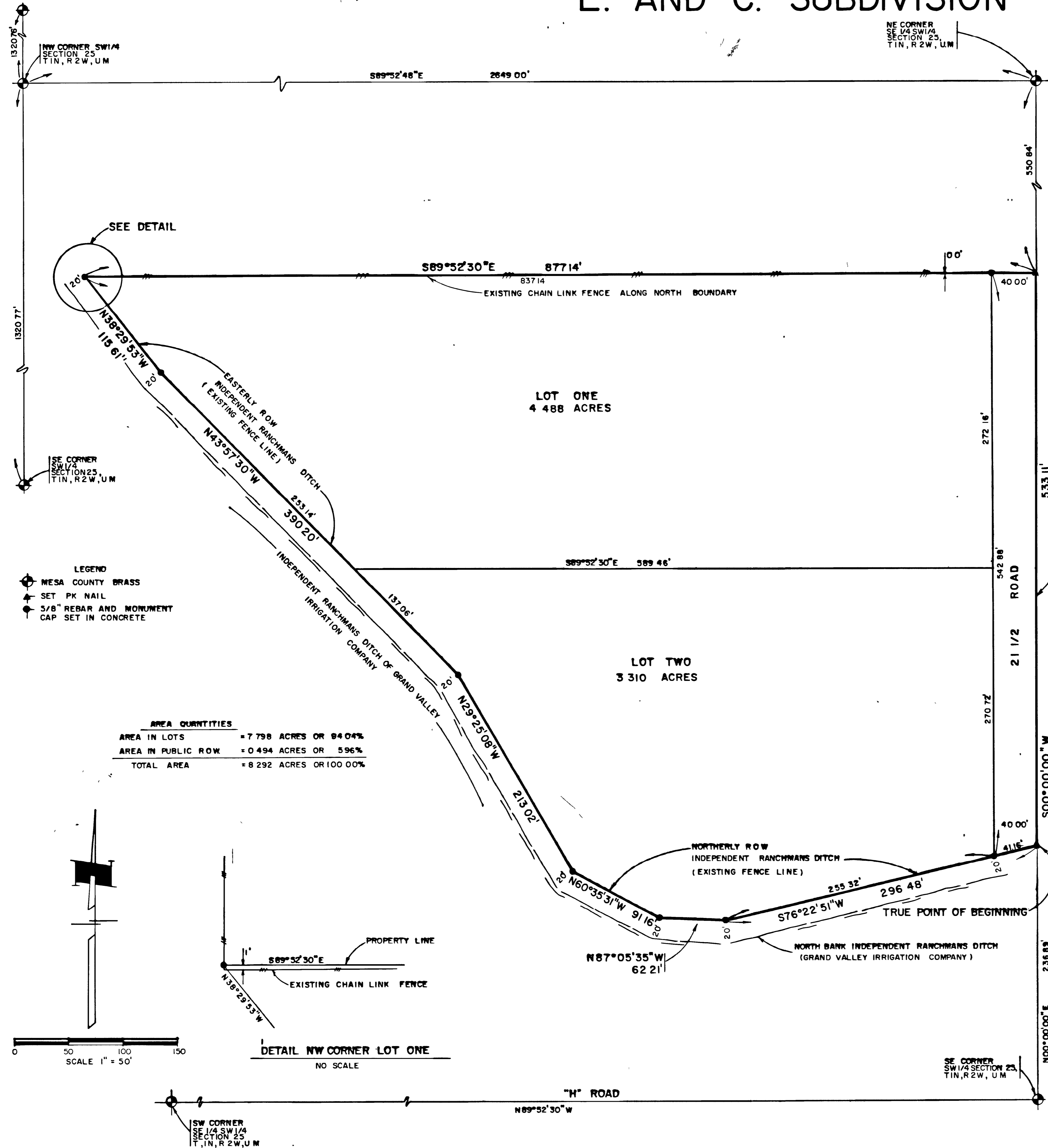


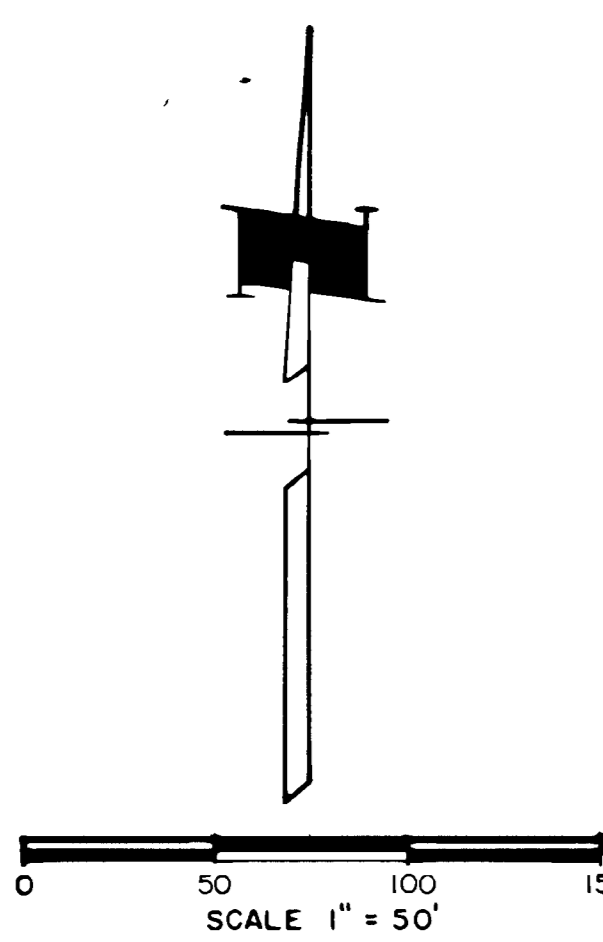
E. AND C. SUBDIVISION



- LEGEND**
- MESA COUNTY BRASS
 - ▲ SET PK NAIL
 - 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE

AREA QUANTITIES

AREA IN LOTS	= 7.798 ACRES OR 94.04%
AREA IN PUBLIC ROW	= 0.494 ACRES OR 5.96%
TOTAL AREA	= 8.292 ACRES OR 100.00%



DETAIL NW CORNER LOT ONE
NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Buck L. Catt and David C. Edwards are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 SW 1/4 of Section 25, T.1 N., R.2 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

That part of the South 770 feet of the SE 1/4 SW 1/4 of Section 25, T.1 N., R.2 W. of the Ute Meridian lying northerly and easterly of the right of way of the Independent Ranchmans Ditch of the Grand Valley Irrigation Company as it now is, being more particularly described as follows:

Commencing at the SE Corner of the SW 1/4 of said Section 25; Thence N 00° 00' 00" E along the east line of the SE 1/4 SW 1/4 of said Section 25 a distance of 236.89 feet to a point on the northerly right of way of said Independent Ranchmans Ditch and the TRUE POINT OF BEGINNING; Thence along the northerly and easterly right of way by the following six (6) courses and distances: (1) S 76° 22' 31" W 296.48 feet; (2) N 87° 05' 35" W 62.21 feet; (3) N 60° 35' 31" W 91.16 feet; (4) N 29° 25' 08" W 213.02 feet; (5) N 43° 57' 30" W 390.20 feet; (6) N 38° 29' 43" W 115.61 feet; Thence S 89° 52' 30" E 877.14 feet to a point on the east line of the SE 1/4 SW 1/4 of said Section 25; Thence S 00° 00' 00" W along said east line of the SE 1/4 SW 1/4 of Section 25 a distance of 533.11 feet to the TRUE POINT OF BEGINNING, containing 8.292 acres.

That said owners have caused the said real property to be laid out and surveyed as E. and C. Subdivision, a subdivision of a part of Mesa County, Colorado.

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 to the Public Utilities 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, irrigation and drainage facilities including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 13 day of July, A.D., 1981.

Buck L. Catt
Buck L. Catt

David C. Edwards
David C. Edwards

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 13 day of July, A.D., 1981 by Buck L. Catt and David C. Edwards.

My commission expires: Aug 9 1984
Witness my hand and official seal.

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

1283775

I hereby certify that this instrument was filed in my office at 2:05 o'clock P.M. this 23 day of July, A.D., 1981 and is duly recorded in Plat Book No. 12, Page 400.

Paul Sawyer Clerk and Recorder
By Hazel M. Huskey Deputy
Fee: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of July, A.D., 1981. County Planning Commission of the County of Mesa.

Frank Whiting
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21st day of July, A.D., 1981. Board of County Commissioners of the County of Mesa.

Marion Allen
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of E. and C. 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 T. Patty Jr. 4/22/81
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Utilities Coordinating Committee:

Thomas Caldwell Chairman
Date: 21. July 1981

E. AND C. SUBDIVISION

