

~.

EASTER SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in Section 3, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, and being more specifically described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 3, Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado; thence NOO°OO'00"E 329.39 feet along the West line of the SE 1/4 of said Section 3 to a point; thence S89*53'00"E 655.73 feet; thence S00*02'36"W 370.41 feet to a point on the North line of the Palisade Canal (Price Ditch); thence following the North line of said canal the following four courses and distances: S86*49'00"W 121.20 feet; thence S83*49'55"W 477.17 feet, thence N88°30'41"W 30.04 feet; thence N89°53'00"W 30.00 feet to a point on the West line of the SE 1/4 of said Section 3; thence N00°00'00"E 99.52 feet along the West line of the SE 1/4 of said Section 3 to the point of beginning containing 6.026 acres, more or less

the County of Mesa.

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 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, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the 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 owners have caused their names to be hereunto subscribed this 10 that of april, A.D., 1985. Erwin & Caster Kareth L STATE OF COLORADO

COUNTY OF MESA

My commission expires Mar 17, 1988Witness my hand and official seal.

STATE OF COLORADO COUNTY OF MESA

I hereby certify that this instrument was filed in my office at $\frac{1}{44}$ o'clock <u>A</u>M. this <u>12</u> day of <u>APRil</u> A.D., R5 and is duly recorded in Plat Book No. <u>13</u>, Page <u>313</u>. Reception No. <u>1387690</u>. 19_85 and is duly recorded in Plat Book No. 13, Page 313. Recept

Clerk and Recorder

Approved this 9th day of APEIL

SURVEYOR'S CERTIFICATE I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that Easter Subdivision was prepared under my direction from field notes of a survey done in the field by me, and that this plat accurately represents said survey.

STREETS	0295 AC	49%
LOTS	5 73/ AC	95 %
TOTAL	6026 AC	1000%
	LOTS	

DEDICATION

That said owners have caused the said real property to be laid out and surveyed as Easter Subdivision, a subdivision of a part of

The foregoing instrument was acknowledged before me this 10th day of April , 1985 by Erwin E. Easter and Kareth L. Easter.

CLERK AND RECORDER'S CERTIFICATE

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this **B** day of <u>APRIL</u> A.D., 19<u>85</u>. County Planning Commission of the County of Mesa.

Baul W. Nelson

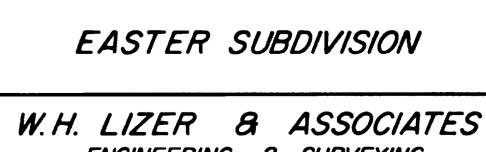
BOARD OF COUNTY COMMISSIONERS' CERTIFICATE _____A.D., 1985. Board of County Commissioners of the County of Mesa.

ful c'on

Jujes 4/4/85 ayne H. Lizer Registered Professional Land Surveyor P.E., P.L.S. No. 14113



Y-13



ENGINEERING & SURVEYING 576 25 ROAD UNIT 8 241-1129 GRAND JUNCTION COLORADO 81505