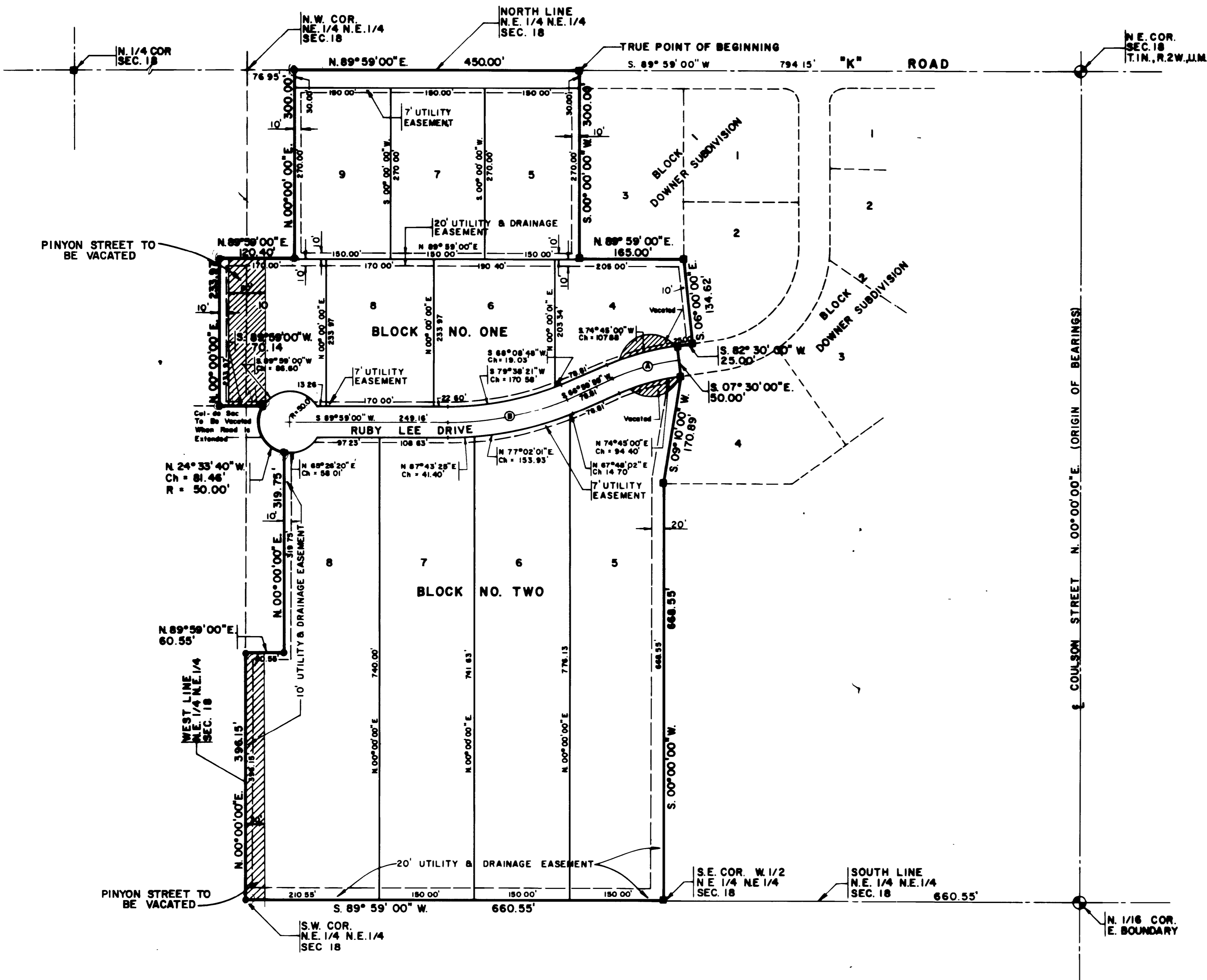


DOWNER SUBDIVISION FILING NUMBER 2



PINYON STREET TO BE VACATED

PINYON STREET TO BE VACATED

STREET CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT	LENGTH
A	375.00	15° 30' 00"	101.14	N 74° 45' 00" E	51.04	101.48
B	500.00	22° 58' 00"	189.23	S 78° 29' 29" W	101.65	200.87

- LEGEND**
- Mesa County Brass Cap
 - 5/8" Rebar & Monument Cap Set at All Lot Corners
 - 5/8" Rebar & Concrete Monument Set By Others (No. 5837)
 - 5/8" Rebar Set By Others (No. 5837)
 - 5/8" Rebar & Monument Cap Set in Concrete By N.H.P.G.

Scale: 1" = 100'

NOTE: Each Lot Must Be Tested In The Actual Area Of The Leach Field Location. These Tests Will Dictate The Type Of Sewage Disposal Systems To Be Used. Mandatory Participation In An Improvement District For Ruby Lee Drive Will Be Required By Lots 5, 6, 7 & 8 Of Block Two And Lots 4, 6, 8 & 10 Of Block One At Such Time As A District Is Initiated.

K. H. Blum Date: 10-16-75
Utilities Coordinating Committee

Jack Brown Date: 10/20/75
Mesa County Road Department



KNOW ALL MEN BY THESE PRESENTS: That the undersigned *Grace M. Long, a single woman,* are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the North Half (N1/2) Northeast Quarter (NE1/4) of Section 18, Township 1 North, Range 2 West of the Uta Meridian, Mesa County, Colorado, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northeast Corner (NECor) of said Section 18; Thence South 89°59'00" West along the North line Northeast Quarter (NE1/4) of said Section 18 a distance of 794.15 feet to the Northeast Corner (NECor) of Downer Subdivision and the True Point of Beginning; Thence South 00°00'00" West 300.00 feet; Thence North 89°59'00" East 165.00 feet; Thence South 06°00'00" East 134.62 feet; Thence South 82°30'00" West 25.00 feet; Thence South 07°30'00" East 50.00 feet; Thence South 00°10'00" West 170.80 feet; Thence South 00°00'00" West 660.55 feet to the Southeast Corner (SECor) West Half (W1/2) Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 18; Thence South 89°59'00" West along the South line Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 18 a distance of 660.55 feet to the Southeast Corner (SECor) Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 18; Thence North 00°00'00" East along the West line Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 18 a distance of 395.16 feet; Thence North 89°59'00" East 60.56 feet; Thence North 00°00'00" East 319.75 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears North 24°33'40" West 81.46 feet; Thence South 89°59'00" West 70.14 feet; Thence North 00°00'00" East 233.97 feet; Thence North 89°59'00" East 120.40 feet; Thence North 00°00'00" East 300.00 feet to a point on the North line Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 18; Thence North 89°59'00" East along said North line Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of Section 18 a distance of 460.00 feet to the True Point of Beginning containing 18.54 acres. The said owners have caused the real property to be laid out and surveyed as Downer Subdivision, Filing No. 2, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all streets and rights-of-way as shown on the accompanying plat to the public forever and hereby dedicate these portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expense of 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, *Wallace G. Downer and Ruby Lee Downer, known as husband and wife,* have caused their names to be hereunto subscribed this 15th day of April, A.D., 1975.

Wallace G. Downer *Ruby Lee Downer*
Wallace G. Downer, Husband Ruby Lee Downer, Wife
STATE OF COLORADO } ss *Grace M. Long*
COUNTY OF MESA } ss a single woman

The foregoing instrument was acknowledged before me this 15th day of April, 1975, by Wallace G. Downer and Ruby Lee Downer, known as husband and wife, and Grace M. Long, a single woman. My commission expires: 7/26/1978. Witness my hand and official seal.

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } ss 1096494
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 8:45 o'clock A.M., on October 30, A.D., 1975, and is duly recorded in Plat Book 11, page 762.
Reception no. 1096494
Earl Sawyer *Peterina Spear* Fees 10.00
Clerk and Recorder Deputy

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 13th day of May, A.D., 1975, County Planning Commission of the County of Mesa, Colorado.
Richard Brown
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 20th day of Oct., A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado.
Thomas A. Gault
Chairman

VACATION STATEMENT
Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.
Approved this 20th day of Oct., A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado.
Thomas A. Gault
Chairman

SURVEYOR'S CERTIFICATE
I, James T. Patty, Jr., do hereby certify that the accompanying plat of Downer Subdivision, Filing No. 2, 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.
James T. Patty, Jr., Registered Land Surveyor
Colo. Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.
James T. Patty, Jr.
Mesa County Surveyor Date

DOWNER SUBDIVISION - FILING 2
PREPARED BY
NELSON, HALEY, PATTERSON & QUIRK, INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO APRIL, 1975