

# DOWNER SUBDIVISION FILING NUMBER 3

## AND A REPLAT OF LOT 10 BLOCK NO. ONE AND LOT 8 BLOCK NO. TWO OF DOWNER SUBDIVISION FILING NUMBER 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Wallace G. Downer and Ruby Lee Downer, known as husband and wife, 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 (N 1/2) Northeast Quarter (NE 1/4) of Section 18, Township-1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the northeast corner (NE Cor) of said Section 18, and considering the East line of the said North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 18 as bearing North 00°00'00" East with all bearings contained herein being relative thereto; Thence South 89°59'00" West along the North line of the said Northeast Quarter (NE 1/4) of Section 18 a distance of 1244.15 feet to the True Point of Beginning, Thence South 00°00'00" West 300.00 feet; Thence North 89°59'00" East 49.60 feet to the Northeast corner (NE Cor) of Lot 10, Block One of Downer Subdivision, Filing Number Two, as recorded in the Records of the Mesa County Clerk and Recorder's Office, State of Colorado; Thence South 00°00'00" West along the East line of said Lot 10 233.97 feet, Thence South 89°59'00" West 13.25 feet; Thence along the arc of a curve to the left with a radius of 50.00 feet and a long chord which bears South 00°01'00" East 50.00 feet, Thence North 89°59'00" East 97.23 feet to the Northeast corner (NE Cor) of Lot 8, Block No. Two of said Downer Subdivision Filing Number Two, Thence South 00°00'00" West along the East line of said Lot 8 740.00 feet to the South line of the Northeast Quarter (NE 1/4) of Northeast Quarter (NE 1/4) of said Section 18; Thence South 89°59'00" West along the said South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 18 210.55 feet to the Southeast corner (SE Cor) of the said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 18, Thence North 00°00'00" East along the West line of the said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 18 396.15 feet, Thence South 89°59'00" West 511.00 feet; Thence North 00°28'00" East 927.83 feet to the North line of the said Northeast Quarter (NE 1/4) of Section 18, Thence North 89°59'00" East along the said North line of the Northeast Quarter (NE 1/4) of Section 18 580.40 feet to the True Point of Beginning, containing 15.5448 Acres more or less.

That said owners have caused the said real property to be laid out as Downer Subdivision Filing Number 3 and a replat of Lot 10 Block No. One and Lot 8 Block No. Two of Downer Subdivision Filing Number 2.

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.

That said owners hereby dedicate to the PUBLIC UTILITIES perpetual easement for the installation and maintenance of utilities and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines, sewer and storm water lines, and through the PRIVATE ROADS AND STREETS WITHIN THIS SUBDIVISION and those portions of said real property which are labeled as utility and drainage easements on the accompanying plat, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, operation and maintenance of gas, lights, power and telephone lines, said easements and rights shall be utilized in a reasonable and prudent manner.

That said owners hereby dedicate those portions of said real property which are labeled as irrigation easements on the accompanying plat as easement 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 paving 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 28 day of December, A.D., 1977.

*Wallace G. Downer*  
Wallace G. Downer, Husband  
*Ruby Lee Downer*  
Ruby Lee Downer, Wife

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 28 day of December, A.D., 1977,  
Wallace G. Downer and Ruby Lee Downer, known as husband and wife.

My commission expires: November 16, 1980  
Witness my hand and official seal. *Valerie L. Southard*  
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss 1157979

I hereby certify that this instrument was filed in my office at 4:14 o'clock P.M., April 18, A.D., 1978, and is duly recorded in Plat Book 11, page 357, Reception No. 116-1979  
*Paul Sawyer*  
Clerk and Recorder Deputy Fees 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

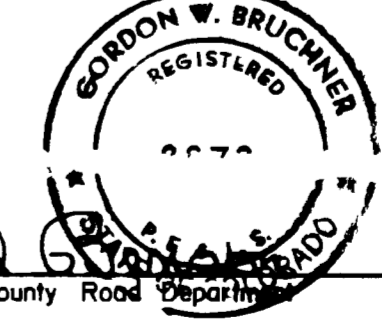
Approved this 10th day of April, A.D., 1978, County Planning Commission of the County of Mesa, Colorado.  
Chairman *Mary A. Buss*

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28th day of April, A.D., 1978, Board of County Commissioners of the County of Mesa, Colorado.  
Chairman *Earl Snider*

SURVEYOR'S CERTIFICATE

I, Gordon M. Bruchner, do hereby certify that the accompanying plat, being a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.  
*Gordon M. Bruchner*  
Gordon M. Bruchner, Registered Land Surveyor  
Colorado Reg. No. 8873 Date: 4-17-78



IN WITNESS WHEREOF, said owners of Lot 8, Block No. Two, Downer Subdivision, Filing Number 2, George D. Pickens and Patricia Lee Pickens, known as husband and wife, have caused their names to be hereunto subscribed this 28 day of December, A.D., 1977.  
*George D. Pickens*  
George D. Pickens, Husband  
*Patricia Lee Pickens*  
Patricia Lee Pickens, Wife

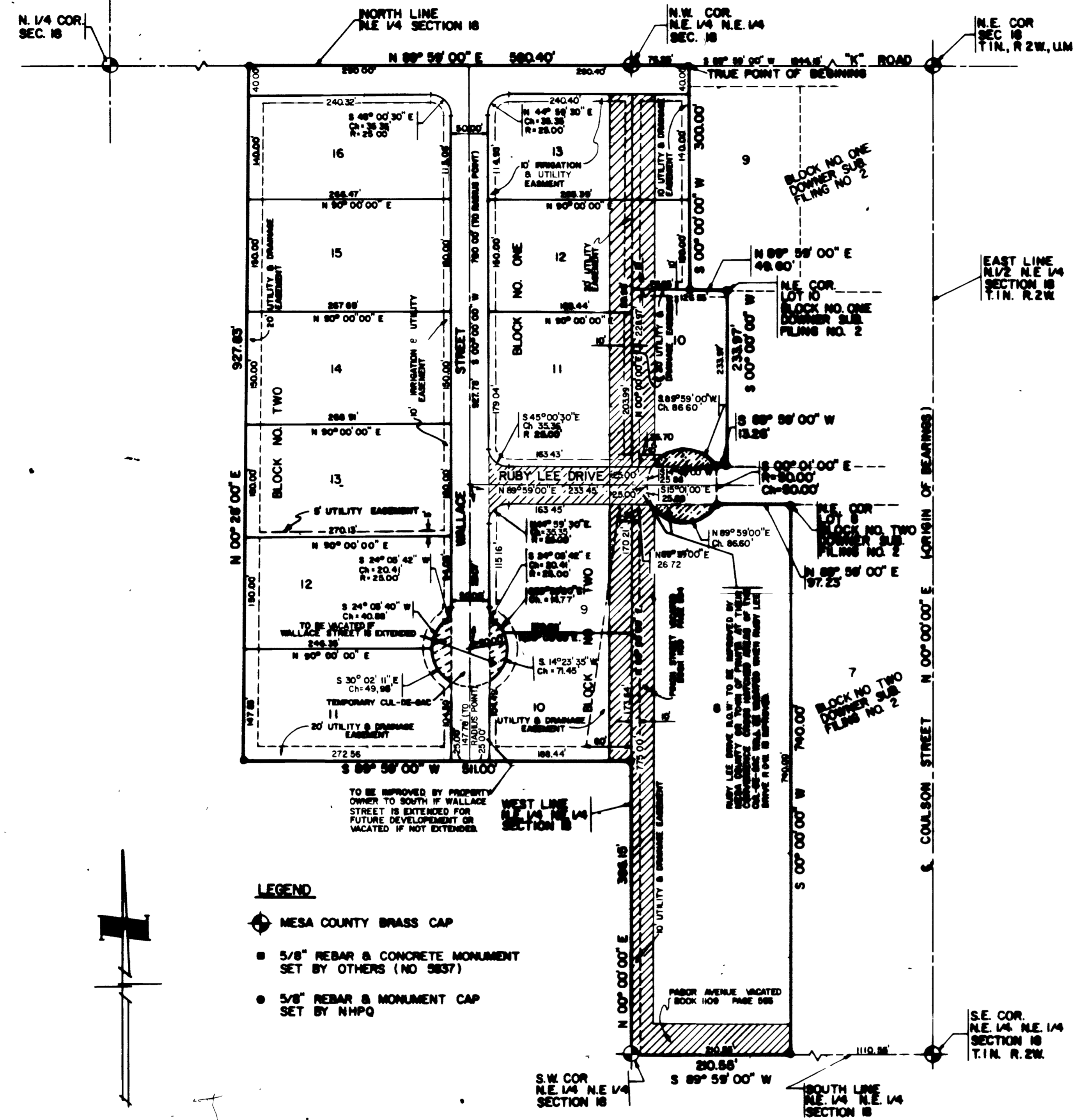
STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 28 day of December, A.D., 1977, by George D. Pickens and Patricia Lee Pickens, known as husband and wife.  
My commission expires: November 16, 1980  
Witness my hand and official seal.

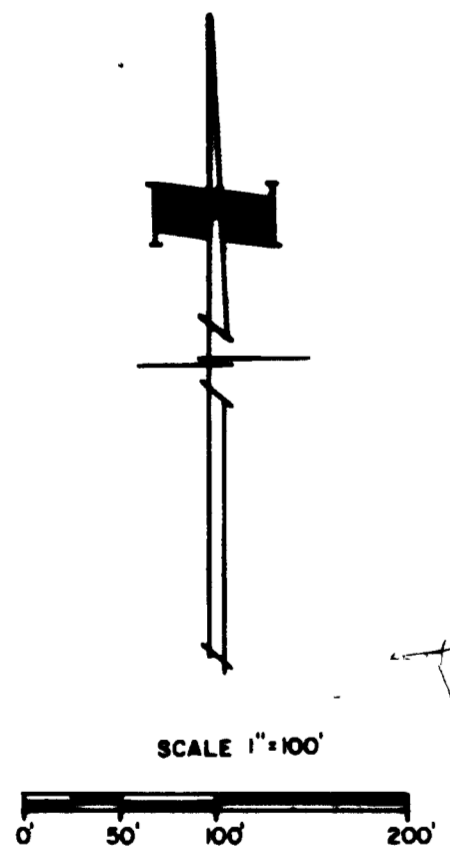
DOWNER SUB. NO. 3 AND A REPLAT OF  
A PORTION OF DOWNER SUB. NO. 2

PREPARED BY:  
NELSON HALEY PATTERSON AND GURK INC  
ENGINEERING CONSULTANTS

GRAND JUNCTION, COLORADO DECEMBER 1977



- LEGEND**
- MESA COUNTY BRASS CAP
  - 5/8" REBAR & CONCRETE MONUMENT SET BY OTHERS (NO 5837)
  - 5/8" REBAR & MONUMENT CAP SET BY NHPQ



NOTE: EACH LOT MUST BE TESTED IN THE ACTUAL AREA OF THE LEACH FIELD LOCATION. THESE TESTS WILL DICTATE THE TYPE OF SEWAGE DISPOSAL SYSTEM TO BE USED.

**AREA QUANTITIES**  
TOTAL NO. LOTS - 13  
TOTAL AREA - 15.5448 ACRES  
TOTAL AREA IN STREETS - 1.7559 ACRES  
TOTAL AREA IN LOTS - 13.7889 ACRES