

# "J" ROAD SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Helen C. Coup, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the East 1/2 N.W.1/4 N.E.1/4 of Section 21, Township 1 North, Range 2 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the N.E. Corner, N.W.1/4 N.E.1/4 of said Section 21; thence N.90°00'00"W., along the North Line N.E.1/4 of said Section 21 a distance 190.00 feet to the True Point of Beginning; thence S.00°28'10"W., 458.53 feet; thence S.90°00'00"E., 190.00 feet to the East Line N.W.1/4 N.E.1/4 of said Section 21; thence S.00°28'10"W., along said East Line N.W.1/4 N.E.1/4 Section 21 a distance of 861.43 feet to the S.E. Corner N.W.1/4 N.E.1/4 of said Section 21; thence N.89°59'47"W., along the South Line N.W.1/4 N.E.1/4 of said Section 21 a distance of 660.35 feet to the S.W. Corner East 1/2 N.W.1/4 N.E.1/4 of said Section 21; thence N.00°28'29"E., along the West Line East 1/2 N.W.1/4 N.E.1/4 of said Section 21 a distance of 1319.92 feet to the N.W. Corner East 1/2 N.W.1/4 N.E.1/4 of said Section 21; thence S.90°00'00"E. along said North Line N.E.1/4 Section 21 a distance of 470.23 feet to the True Point of Beginning. Containing 18.007 acres.

That said owner have caused the said real property to be laid out and surveyed as "J" Road 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 shown on the accompanying plat to the use of the public forever, and do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility drainage and irrigation 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, sewer and water mains; together with the right to trim interfering trees and brush; with the perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

*Helen C. Coup*  
Helen C. Coup

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 3<sup>rd</sup> day of August, A.D., 1989 by Helen C. Coup.

My commission Expires: 12/27/92  
Witness My Hand and Official Seal

*Lenny McBride*  
Lenny McBride  
Notary Public



## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )  
Rec #: 1535731

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M., this 15<sup>th</sup> day of FEBRUARY, A.D., 1990, and is duly recorded in Plat Book No. 13, Page 459. DRAWER J-52

*Carl Sawyer*  
Carl Sawyer  
Clerk and Recorder

Fees \$ 10.00  
Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 2 day of Feb, A.D., 1990.  
County Planning Commission of the County of Mesa, Colorado.

*[Signature]*  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 2 day of February, A.D., 1990.  
Board of County Commissioners of the County of Mesa, Colorado.

*[Signature]*  
Chairman

## SURVEYORS CERTIFICATE

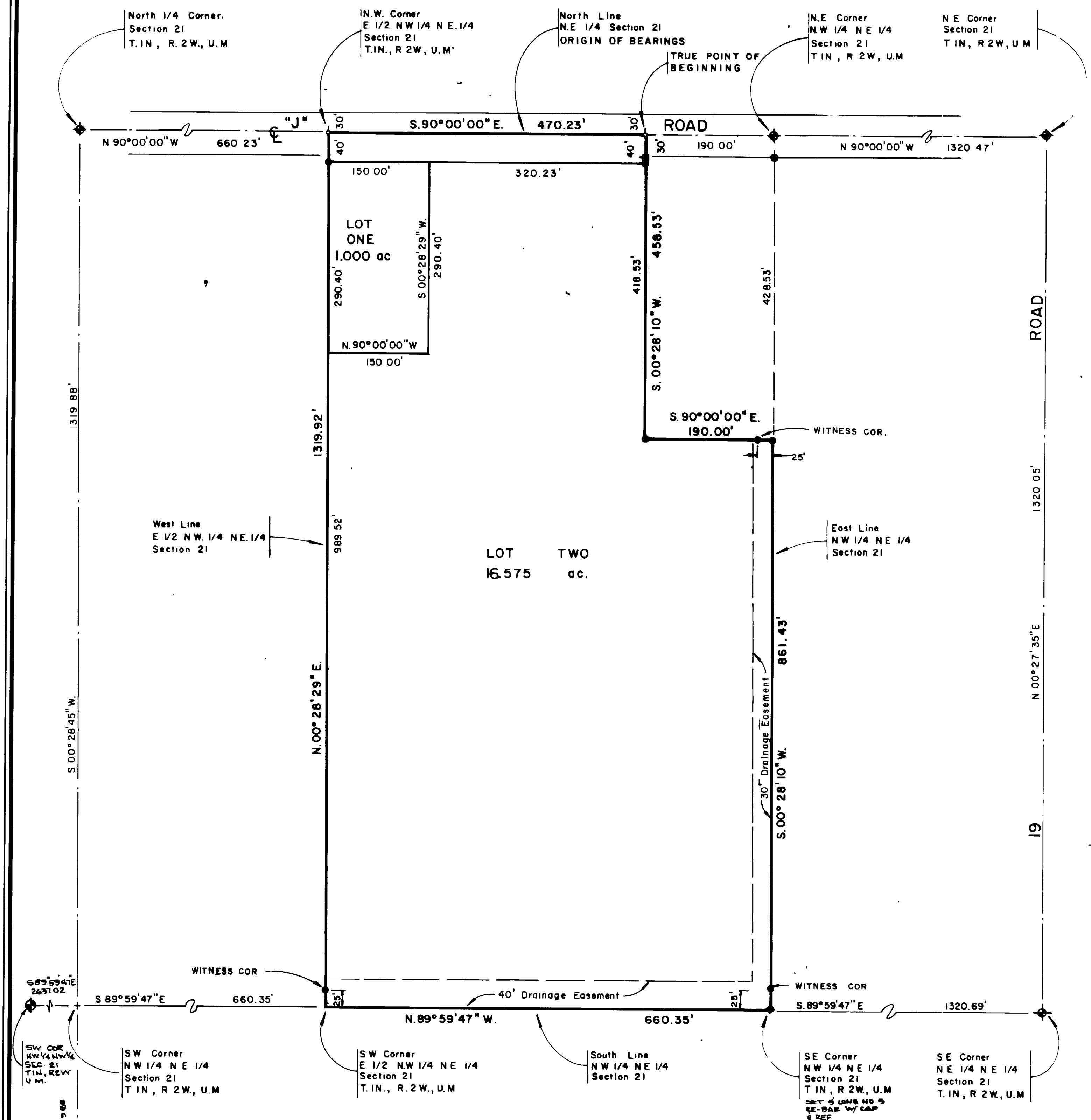
I, Max E. Morris, do hereby certify that the accompanying plat of "J" Road Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.



*Max E. Morris*  
Max E. Morris  
Colorado Registered Land Surveyor  
L.S. No. 16413

**J ROAD SUBDIVISION**  
Located in Part Of:  
N.E. 1/4, Sec. 21,  
T.1N., R.2W., U.M.

REVISED 1/30/90



AREA QUANTITIES	
Area in Lots	17.575 ac.
Area in Roads	0.432
Total	18.007 ac.

Recorder's Note: Poor Legibility On Document Provided For Recording

## UTILITIES COORDINATING COMMITTEE

Approved this 13<sup>th</sup> day of Sept, 1989.

*Harold Ball*  
Harold Ball  
Chairman