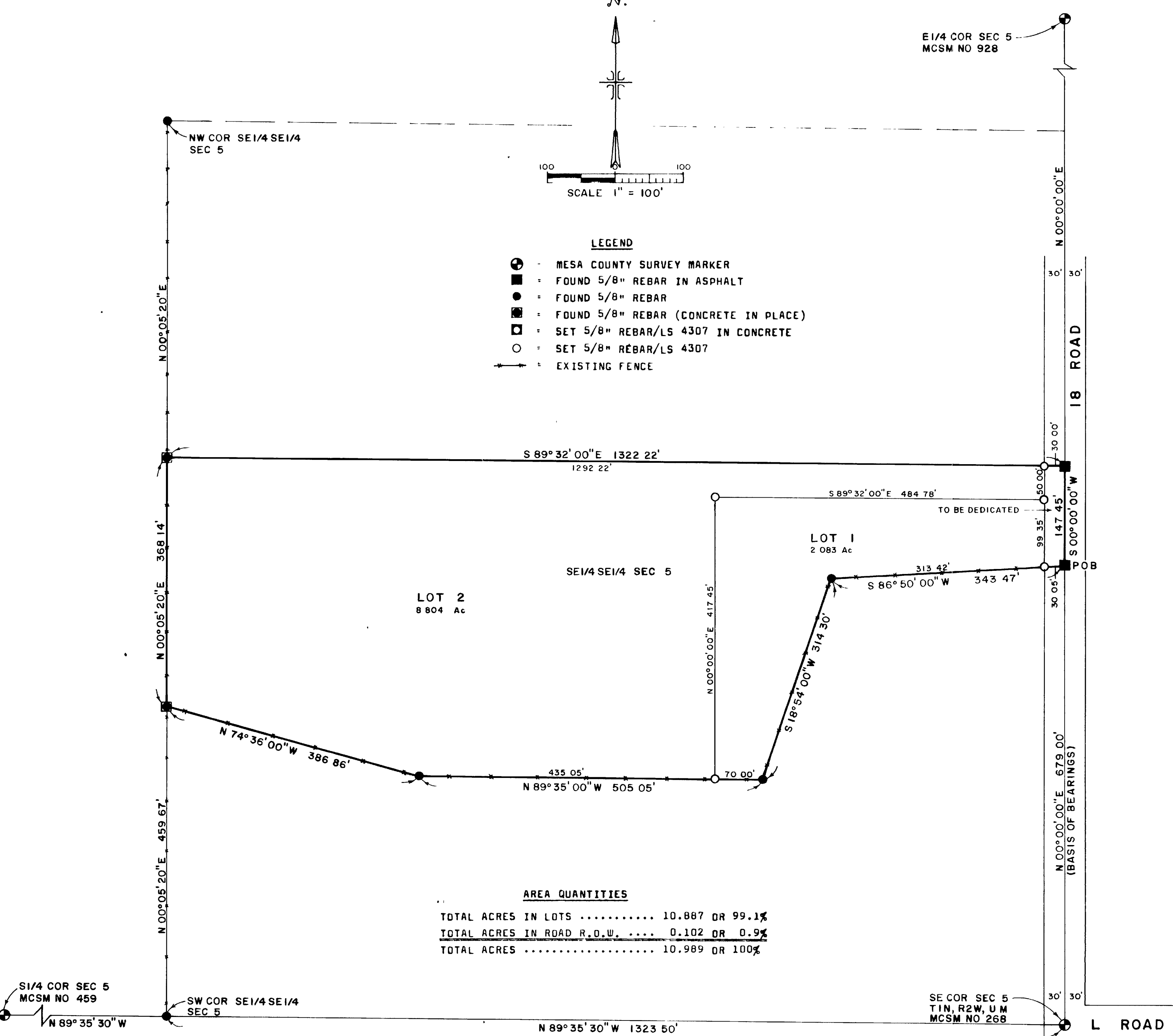


# THORPE MINOR SUBDIVISION



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Joyce E. Smith, is the owner of that real property situated in the County of Mesa, State of Colorado, and being situated in the SE 1/4 of Section 5, Township 1 North, Range 2 West of the 10th meridian, and being more particularly described as follows:

Beginning at a point on the east line of the SE 1/4 of said Section 5, and considering said East line to bear N.00°00'00"E., and all bearings contained herein described relative thereto; said point of beginning bears N.00°00'00"E., 679.00 feet from the Southeast corner of said Section 5; thence S.86°50'00"W., 343.47 feet; thence S.18°54'00"W., 314.30 feet; thence N.89°35'00"W., 505.05 feet; thence N.74°36'00"W., 386.86 feet to the west line of said SE 1/4, thence N.00°05'20"E., 368.14 feet along the west line of said SE 1/4; thence S.89°32'00"E., 1322.22 feet to the east line of said SE 1/4; thence S.00°00'00"W., 147.45 feet to the point of beginning. Contains 10.989 acres, more or less. EXCEPT the East 30.00 feet thereof for road right-of-way.

That said owner has caused the said real property to be laid out and surveyed as THORPE MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 dedicates those 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, with further right of ingress and egress to and from the above described utility easements.

That all expenses for the improvements shall be financed by the seller or purchaser, and not the County of Mesa.

IN WITNESS WHEREOF, Joyce E. Smith has caused her name to be here unto subscribed this 3rd day of June, A.D., 1985.

*Joyce E. Smith*  
 Joyce E. Smith  
 COUNTY OF MESA  
 COUNTY OF COLORADO

STATE OF COLORADO }  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 3rd day of June, A.D., 1985 by Joyce E. Smith.

My Commission Expires 1-5-86  
 Witness my hand and official seal

*Raymond McFarlin*  
 Notary Public

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 23 day of FEB, A.D., 1985 by the County planning Commission of the County of Mesa, Colorado.

*Paul W. Nelson*  
 Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 22 day of FEB, A.D., 1985 by the board of County Commissioners of the county of Mesa, Colorado.

*James C. Bond*  
 Chairman

**UTILITIES AND COORDINATING COMMITTEE CERTIFICATE**

Approved this 13 day of FEB, A.D., 1985, by the utilities and Coordinating Committee of the County of Mesa, Colorado.

*C. E. Stockton*  
 Chairman

**CLERK AND RECORDERS CERTIFICATE**

I hereby certify that this instrument was filed in my office at 1:57 o'clock P.M., June 18<sup>th</sup>, A.D., 1985, and is duly recorded in plat book No. 13 page No. 318.

RECEPTION # 1392863  
 Fee \$ 10.00

*Carl Sawyer*  
 Clerk and Recorder  
 By: *Barbara A. Lander*  
 Deputy

**SURVEYOR'S CERTIFICATE**

I, Udell S. Williams, do hereby certify that the accompanying plat of THORPE MINOR SUBDIVISION, within the County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a survey of same.



Udell S. Williams  
 Registered Land Surveyor 12/26/84  
 Colorado Reg. No. 4307 DATED 12/26/84

PLAT OF  
 THORPE  
 MINOR SUBDIVISION

UDELL S. WILLIAMS  
 751 Road Avenue  
 GRAND JUNCTION COLORADO 81501

NOTICE: According to Colorado law, you must commence legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.