

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1808455 0236PM 08/06/97
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 375

DRAWER NO DD101

FEE \$ 10.⁰⁰ /⁰⁰

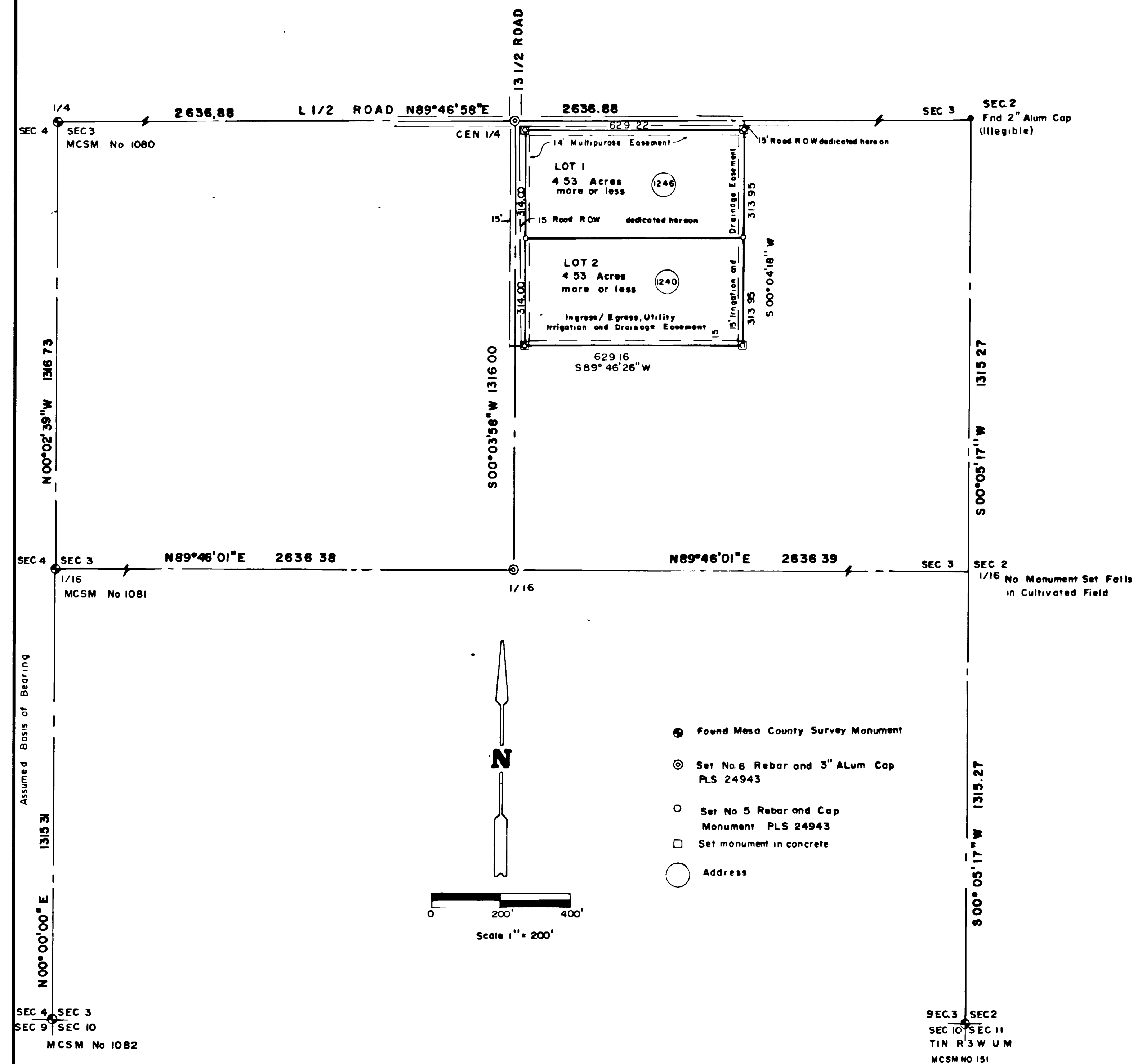
NAME OF PLAT Wilcox Minor Sub A

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Richard S. Wilcox

WILCOX MINOR SUBDIVISION "A"

A Replat of Tract 164, LOMA TOWNSITE



BASIS OF BEARING

A bearing of N00°00'00"E was assumed between the Mesa County Survey Markers at the SW corner of Sec 3, T1N, R3W, U1M and the SV16 on the West line of said Sec 3

AREA SUMMARY		
acres		%
Lots	9.06	95.5
Streets	0.43	4.5
Total	9.49	100%

NOTICE RIGHT TO FARM ACT

This property is located in an agricultural area. It is hereby recognized that the agricultural operations may continue in the area and shall not be considered a nuisance unless gross negligence is proven pursuant to C.R.S. 35-3-3 5-101

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of WILCOX MINOR SUBDIVISION "A", a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents the field survey of the same

Cecil D. Caster
Registered Professional Surveyor
P.L.S. Number 24943

Date

6/24/97

DEDICATION KNOW ALL MEN THESE PRESENTS

That Richard B. Wilcox is the owner of that real property as described in Book 741 at Page 532 in the Mesa County Clerk and Recorder's Office. Said real property being described as Tract 164 of the LOMA TOWNSITE, Mesa County, Colorado. Said real property being more particularly described as follows: Commencing at the Center 1/4 of Section 3 Township 1 North, Range 3 West of the Ute Meridian that when aligned with the South 1/16 of said Section 3 is assumed to bear S00°03'58"W, thence S00°03'58"W 15.00 feet, thence N89°46'58"E 15.00 feet to the point of beginning also being on the South right-of-way of L 1/2 Road, thence along said South right-of-way N89°46'58"E 642.22 feet, thence leaving said South right-of-way S00°04'18"W 642.90 feet, thence S89°46'26"W 644.16 feet to the East right-of-way of 13 1/2 Road, thence along said East right-of-way N00°03'58"E 643.00 feet to the point of beginning, Mesa County, Colorado. Contains 9.49 acres more or less.

That said Owner have caused that real property to be laid out and surveyed as WILCOX MINOR SUBDIVISION "A"

That said Owner hereby dedicates and set apart all streets and roads to the County of Mesa and to the use of the public forever and hereby dedicate all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the ingress and egress purposes for the use by said lot or tract owners, their guests and invitees, and also for use by public services, including but not limited to, postal service trash collection, fire, police, emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused his name to be hereunto subscribed this 30 day of June AD 1997.

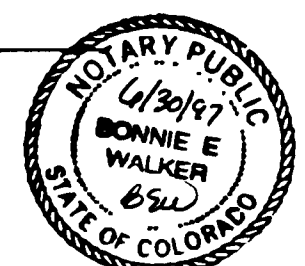
Richard B. Wilcox
Richard B. Wilcox

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of June AD 1997.

My commission expires August 19, 1997

Notary Public
Bonnie E. Walker



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 2:36 O'clock P.M. this 6th day of August AD 1997 and is duly recorded as Reception Number 1808455

In Plat Book 15 at Page 375 Drawer 101 Fees 10.75

Monika Todd
Clerk and Recorder Deputy

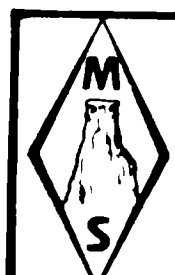
MESA COUNTY BOARD OF COMMISSIONERS APPROVAL

Chairperson
Donna B. Senora 6th August 1997

MESA COUNTY PLANNING COMMISSION APPROVAL

Chairperson
Chad Hup

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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.



Monument Surveying Co.
755 Road Avenue
Grand Junction CO 81501
(303) 245 4189 FAX (303) 245 4674

WILCOX MINOR SUBDIVISION "A"

A Replat of Tract 164,
LOMA TOWNSITE.
Located in the SE 1/4, Sec 3
T1N, R3W, U1M.

DESIGNED CDC	FIELD APPROVAL
DRAWN CDC	TECHNICAL APPROVAL
CHECKED	APPROVED
PREPARED FOR Richard Wilcox	JOB NO. 97-1