

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1808457 0236PM 08/06/97
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 376

DRAWER NO DD 102

FEE \$ 10.⁰⁰ 1.⁰⁰

NAME OF PLAT

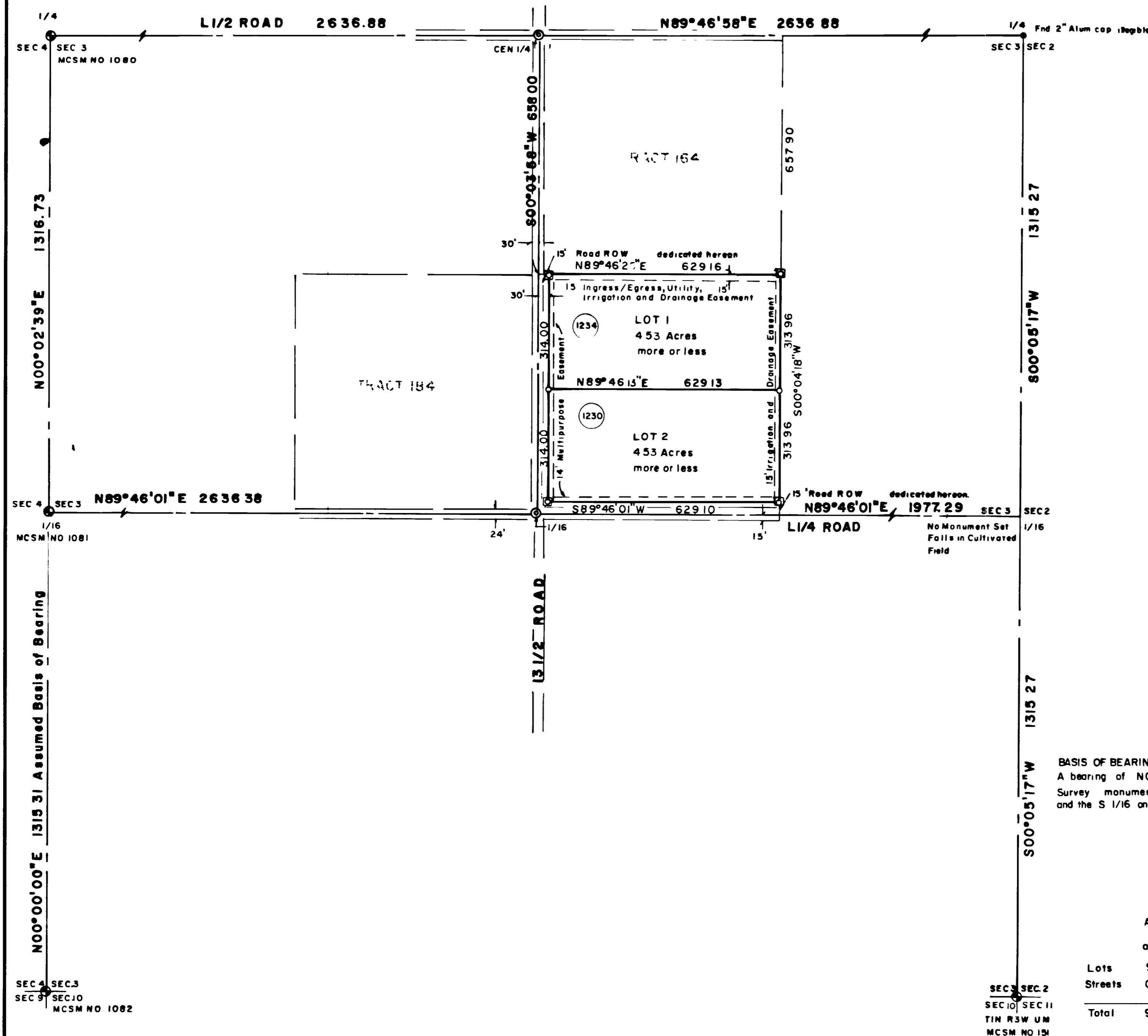
Wilcox Minor Sub B

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Richard B Wilcox

WILCOX MINOR SUBDIVISION "B"

A Replat of Tract 185, LOMA TOWNSITE.



BASIS OF BEARING STATEMENT
 A bearing of N00°00'00"E was assumed between the Mesa County Survey monuments at the SW corner of Sec 3 T1N R3W of the U M and the S 1/16 on the west line of Sec 3 T1N R3W of the U M

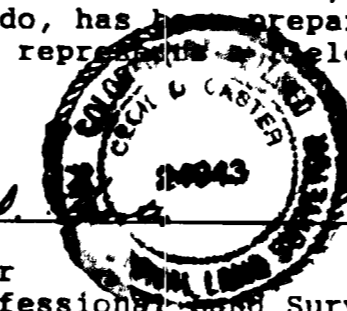
AREA SUMMARY		
	acres	%
Lots	9.06	95.5
Streets	0.43	4.5
Total	9.49	100%

- ⊙ = Found Mesa County Survey Monument
- ⊙ = Set No 6 Rebar and 3" Alum Cap PLS 24943
- = Set No 5 Rebar and Cap "Monument PLS 24943"
- ⊞ = Set No 5 Rebar and Cap "Monument PLS 24943" in concrete
- = Address

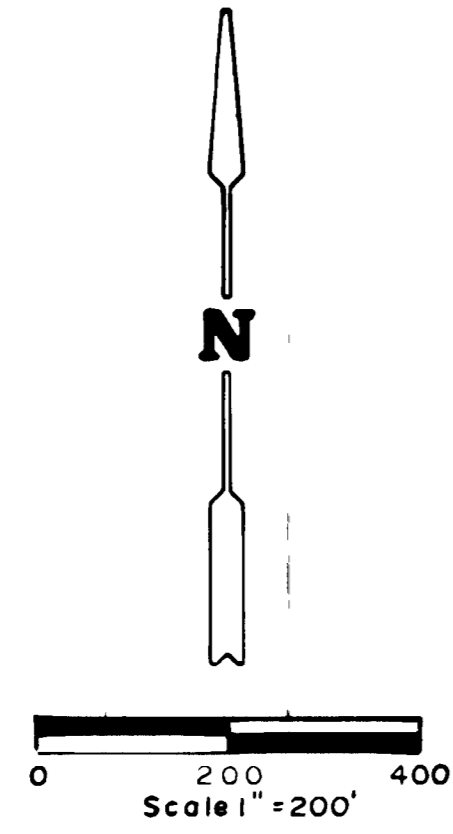
SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of WILCOX MINOR SUBDIVISION "B", 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 Land Surveyor
 P.L.S. Number 24943



Date: 8/16/97



DEDICATION
 KNOW ALL MEN THESE PRESENTS

That Richard B. Wilcox is the owner of that real property as described in Book 941 at Page 532 in the Mesa County Clerk and Recorder's Office. Said real property being described as Tract 185 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 and all bearings contained herein to be relative thereto, thence S00°03'58"W 658.00 feet, thence N89°46'26"E 15.00 feet to the point of beginning, also being the East right-of-way of 13 1/2 Road, thence continuing N89°46'26"E 699.16 feet, thence S00°04'18"W 642.92 feet to the North right-of-way of L 1/4 Road, thence along said North right-of-way S89°46'01"W 644.10 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

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

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 dedicates all utility easements to the County of Mesa for the use of public utilities as perpetual easements for the installation, operation and repair of 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

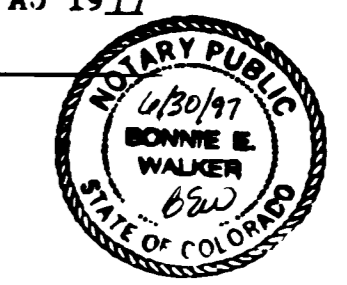
All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a 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 16th day of August, AD 1997

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



Bonnie E. Walker
 Notary Public

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 16th day of August, AD 1997 and is duly recorded as Reception Number 1808457

in Plat Book 15 at Page 376 Drawer 1012 Fees 10.00

Monika J. Jold Clerk and Recorder
 Shirley Howard Deputy

MEGA COUNTY BOARD OF COMMISSIONERS APPROVAL
 Joseph B. Senora 6th August 1997
 Chairperson

COUNTY PLANNING COMMISSION APPROVAL

Okad. N...
 Chairperson

WILCOX MINOR SUBDIVISION "B"
 A Replat of Tract 185, LOMA TOWNSITE
 Located in the SE 1/4 of Sec 3,
 T1N, R3W, UM

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 Flood Avenue
 Grand Junction CO 81501
 (303) 245-4189 FAX (303) 245-4674

DESIGNED _____ FIELD APPROVAL _____
 DRAWN CDC TECHNICAL APPROVAL _____
 CHECKED BH-RM APPROVED _____

PREPARED FOR Richard Wilcox JOB NO 97-1