

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1808461 0236PM 08/06/97  
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 378

DRAWER NO DD104

FEE \$ 10.<sup>00</sup> /<sup>00</sup>

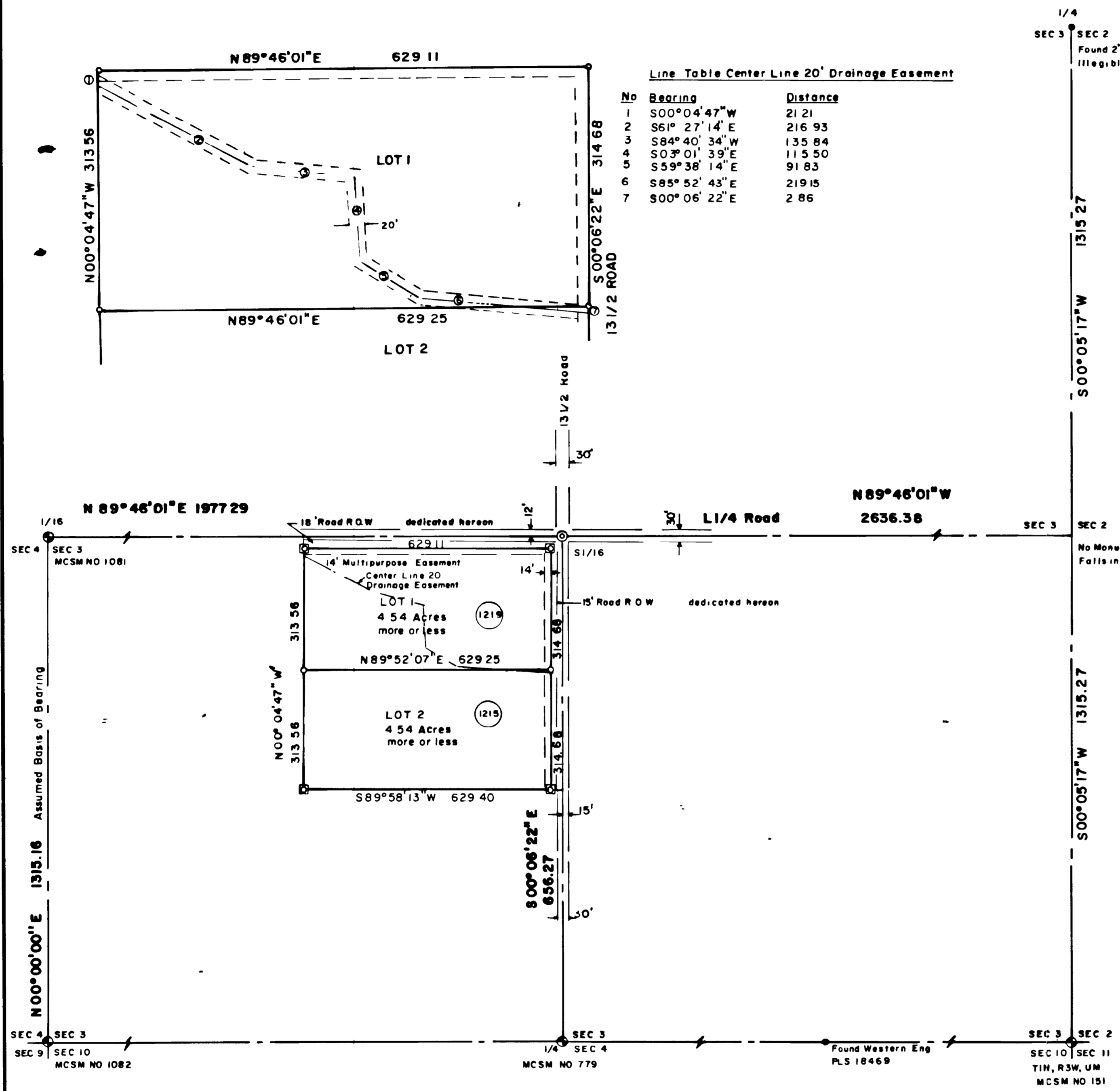
NAME OF PLAT Wilcox Minor Sub D

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Richard B Wilcox

# WILCOX MINOR SUBDIVISION "D"

## A Replat of Tract 191, LOMA TOWNSITE.



**Line Table Center Line 20' Drainage Easement**

No	Bearing	Distance
1	S00°04'47"W	21.21
2	S61°27'14"E	216.93
3	S84°40'34"W	135.84
4	S03°01'39"E	115.50
5	S59°38'14"E	91.83
6	S85°52'43"E	219.15
7	S00°06'22"E	2.86

**BASIS OF BEARING STATEMENT**  
 A bearing of N00°00'00"E was assumed between the Mesa County survey monument at the SW corner of Sec 3 T1N R3W of the U.M. and the S1/16 on the West line of Sec 3 T1N R3W U.M.

**Area Summary**

	acres	%
Lots	9.08	95%
Streets	0.47	0.5%
Total	9.55	100%

- ⊙ = Found Mesa County Survey Marker
- ⊙ = Set No 6 Rebar and 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 "D", 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

**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 191 of the LOMA TOWNSITE, Mesa County, Colorado. Said real property being more particularly described as follows: Commencing at the S 1/16 corner of Section 3 Township 1 North Range 3 West of the Ute Meridian that when aligned with the S 1/4 corner of said Section 3 is assumed to bear S00°06'22"E, thence S00°06'22"E 18.00 feet, thence S89°46'01"W 15.00 feet to the Point of Beginning also being the West right-of-way line of 13 1/2 Road, thence along said West right-of-way line S00°06'22"E 647.41 feet, thence leaving said West right-of-way line S89°58'13"W 644.40 feet, thence N00°04'47"W 645.12 feet to the South right-of-way of L 1/4 Road, thence along said South right-of-way line N89°46'01"E 644.11 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 "D"

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 utilities and appurtenances thereof including but no 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 aligns 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

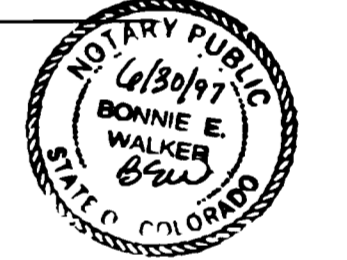
STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June AD 1997

MESA COUNTY PLANNING COMMISSION APPROVAL  
  
 Chairperson

My commission expires August 19, 1997

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 6<sup>th</sup> day of August AD 1997 and is duly recorded as Reception Number 1802461 in Plat Book 15 at Page 378 Drawer DD105 Fees \$10.00

Clerk and Recorder

MESA COUNTY BOARD OF COMMISSIONERS APPROVAL  
 Chairperson

**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.

**WILCOX MINOR SUBDIVISION "D"**  
 A Replat of Tract 191, LOMA TOWNSITE  
 Located in the SW 1/4 of Sec 3  
 T1N, R3W U.M.

**Monument Surveying Co.**  
 755 Flood Avenue  
 Grand Junction, CO 81501  
 (303) 245 4189 FAX (303) 245 4874

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

