

SCO79OAK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: STANLEY D. SCOTT, RAYMOND G. PHIPPS AND RALPH E. PHIPPS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOTS 7 AND 8, BLOCK NO. 1; LOTS 1 AND 2 , BLOCK NO. 2 CYPHERS SUBDIVISION; AND LOT 5, 6, AND 9 BLOCK 1, LOTS 3 AND 4, BLOCK 2, REPLAT OF LOTS 5 AND 6 BLOCK 1, AND LOT 3, AND 4 BOCK 2, REPLAT OF LOTS 5, 6, BLOCK 1, AND LOT 3, 4, BLOCK 2, CYPHERS SUBDIVISION, LYING IN SECTION 25 ROAD DEDICATION FOR OAK COURT STREET AT B 3/4 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1979

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 3:15 O'CLOCK P.M. DEC 21 1979

RECEPTION NO. 1211413 EARL SAWYER, RECORDER DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Stanley D. Scott, Raymond G. Phipps and Ralph E. Phipps, as tenants in common are the owners of Lots 7 and 8, Block No. 1; Lots 1 and 2, Block No. 2 Cyphers Subdivision; and Lots 5, 6 and 9, Block 1, Lots 3 and 4, Block 2, Replat of Lots 5, 6, Block 1, and Lot 3, 4, Block 2 Cyphers Subdivision, lying in a part of the NW¼ of Section 25, T1S, R1W Ute PM, as shown on the official plat of said subdivision as filed with the Mesa County Clerk and Recorder.

That said owners do hereby dedicate and set apart for street and utility purposes the following descriptions to the public forever as follows: Beginning at the Southeast Corner of said Lot 8, Block 1; thence N89°52'W 20.05 feet along the South line of said Lot 8 to a point of curvature; thence 31.46 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°08' and a chord of N45°04'E 28.32 feet to a point on the East Line of said Lot 8; thence S00°00'E 20.05 feet to the point of beginning; AND ALSO Beginning at the Southwest Corner of said Lot 1, Block 2; thence N00°00'W 19.95 feet along the West Line of said Lot 1 to a point of curvature; thence 31.37 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 89°52' and a chord of S44°56'E 28.25 feet to a point on the South Line of said Lot 1; thence N89°52'W 19.95 feet along said South Line to the point of beginning.

That said owners do hereby dedicate and set apart to the public utilities a permanent natural gas easement 6 feet wide on, along, over, under and across the following described premises, to wit; the 6 feet adjoining Oak Court of Lots 7 and 8, Block 1; Lots 1 and 2, Block 2; Cyphers Subdivision and Lots 5, 6 and 9, Block 1, Lots 3 and 4, Block 2, Replat of Lots 5, 6, Block 1 and Lot 3, 4, Block 2 Cyphers Subdivision, for the installation and maintenance of gas lines together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owners, Stanley D. Scott, Raymond G. Phipps and Ralph E. Phipps, as tenants in common, have subscribed their names this 23rd day of November, A.D., 1979.

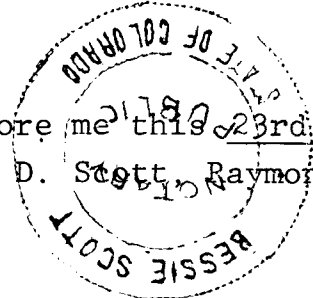
Stanley D. Scott
Stanley D. Scott

Raymond G. Phipps
Raymond G. Phipps

Ralph E. Phipps
Ralph E. Phipps

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of November, A.D., 1979, by Stanley D. Scott, Raymond G. Phipps, and Ralph E. Phipps.



My Commission Expires: February 18, 1980

Witness my hand and official seal.

Bessie Scott
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
County of MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock ^{P.M.} and is duly recorded in Plat Book No. _____ Page _____ Reception _____.

Clerk and Recorder

Deputy