

CINDY ANN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Charles D. Wiman and Noel B. Norris, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Northwest Quarter (NW1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Commencing at the West Quarter Corner (W1/4Cor.) of said Section 7, Township 1 South, Range 1 East of the Ute Meridian and considering the West line of the Northwest Quarter (NW1/4) of said Section 7 as bearing North 00°02'00" West with all bearings contained herein relative thereto, Thence North 00°02'00" West along said West line of the Northwest Quarter (NW1/4) of Section 7, 40.00 feet; Thence South 89°51'30" East, 30.00 feet to the True Point of Beginning; Thence North 00°02'00" West, 616.50 feet; Thence South 89°51'30" East, 300.00 feet; Thence North 00°02'00" West, 413.12 feet to the South Right-of-Way line of the Grand Valley Canal; Thence South 85°02'00" East along said South Right-of-Way line, 343.31 feet; Thence South 00°02'00" East, 1006.74 feet; Thence North 89°51'30" West, 177.00 feet; Thence North 00°02'00" West, 313.40 feet; Thence North 89°51'30" West, 165.00 feet; Thence South 00°02'00" East, 313.40 feet; Thence North 89°51'30" West, 300.00 feet to the True Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Cindy Ann Subdivision, a subdivision of a part of the County of Mesa.

That said owners do 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 dedicate those portions of said real property which are labeled as utility and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, storm and sanitary sewer mains, water mains and gas pipe lines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for street graveling or improvements shall be financed by the seller or purchaser--not the County of Mesa.

IN WITNESS WHEREOF, said owners, Charles D. Wiman and Noel B. Norris, have caused their names to be hereunto subscribed this 10 day of February, A.D., 1971.

Charles D. Wiman
Charles D. Wiman

Noel B. Norris
Noel B. Norris

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10 day of February, A.D., 1971, by Charles D. Wiman and Noel B. Norris.
My Commission expires _____
Witness my hand and official seal

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 110 o'clock P.M., MARCH 18, 71, A.D., 1971, and is duly recorded in Plat Book no. 11, Page 31.

Clerk and Recorder

By: _____
Deputy

CITY APPROVAL

This plat of Cindy Ann Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 3rd day of MARCH, 1971, by

[Signature]
Public Service Co. of Colo.
Gas Dept.

[Signature]
President of Council

[Signature]
Grand Junction City Manager

[Signature]
Public Service Co. of Colo.
Electrical Dept.

[Signature]
Director of Development

[Signature]
Grand Junction City Engineer

[Signature]
Mountain States Tele & Tele Co.

[Signature]
Chairman of and J.C. City Planning Commission

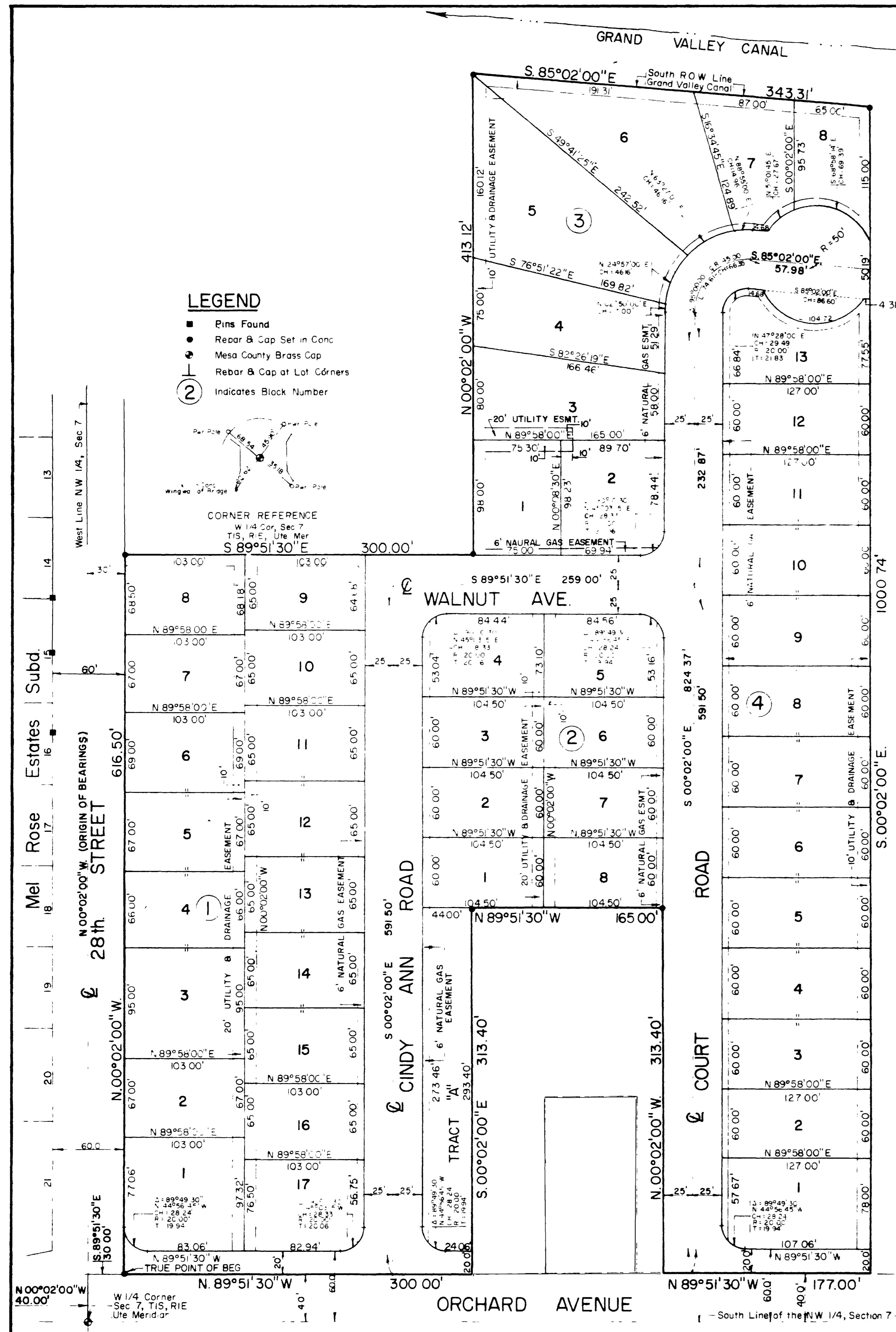
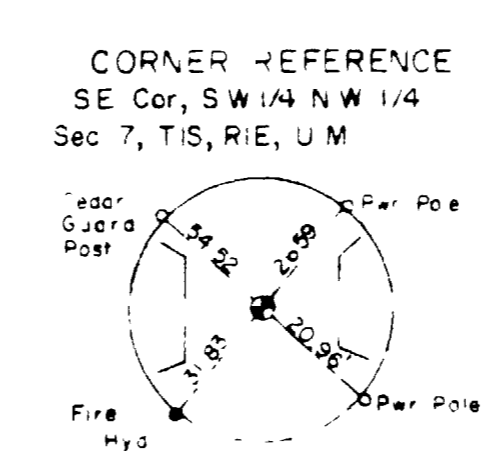
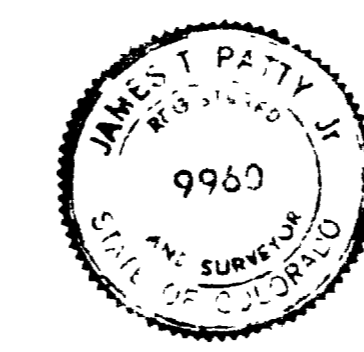
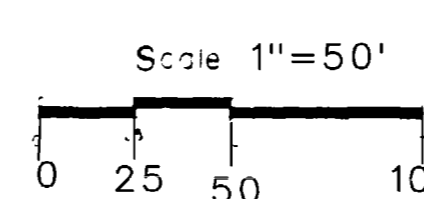
SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Cindy Ann Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, and checking and accurately represents a field survey of same.

By: *James T. Patty, Jr.*
James T. Patty, Jr.
Registered Land Surveyor
Colorado Reg. No. 9960

Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

By: *[Signature]* Date 3/11/71
Mesa County Surveyor



ENGINEERING
NH
PQ
CONSULTANTS

CINDY ANN SUBDIVISION
Prepared By
NELSON, HALEY, PATTERSON & QUIRK
ENGINEERING CONSULTANTS
Grand Junction, Colorado Feb 1971