

REPLAT of BLOCK TWO 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 notes 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 to bear 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 said Section 7, 40.00 feet; Thence South 00° 51' 30" East, 330.00 feet; Thence North 00° 02' 00" West, 20.00 feet to the true point of beginning; Thence North 00° 51' 30" West 24.06 feet; Thence along the arc of a circular curve to the right whose radius is 20.00 feet and whose long chord bears North 44° 58' 49" West a distance of 28.24 feet; Thence North 00° 02' 00" West 506.50 feet; Thence along the arc of a circular curve to the right whose radius is 20.00 feet and whose long chord bears North 45° 03' 15" East a distance of 28.33 feet; Thence South 00° 51' 30" East 169.00 feet; Thence along the arc of a circular curve to the right whose radius is 20.00 feet and whose long chord bears South 44° 58' 49" East a distance of 28.24 feet; Thence South 00° 02' 00" East 273.16 feet; Thence North 00° 51' 30" West, 165.00 feet; Thence South 00° 02' 00" East, 253.40 feet to the true point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as a REPLAT OF BLOCK 2, CINDY ANN SUBDIVISION, a subdivision of a part of the County of Mesa.

That said owners 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 27th day of JUNE, A.D., 1972.

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 27th day of JUNE, A.D., 1972, by Charles D. Wiman and Noel B. Norris.

My Commission Expires April 5, 1975

Witness my hand and official seal

Donald M. Wynn
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 11:25 o'clock A.M., August 24, A.D., 1972, and is duly recorded in Plat Book No. 11, Page 64

Jessie M. Denton
Clerk and Recorder

By: _____
Deputy

CITY APPROVAL

This REPLAT OF BLOCK 2, CINDY ANN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 2nd day of August, A.D., 1972, by

Harry O. Prescott
Public Service Co. of Colo.
Gas Dept. - Electrical Dept.

Harry M. Jones
Grand Junction City Manager

Donald M. Wynn
Director of Development
Mountain States Tele. & Tele. Co.

James M. Jones
Chairman, Grand Jct., City Planning Commission

SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying REPLAT OF BLOCK 2, 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. 9880

Approved for content and form only and not the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 19E3, 136-2-2 as amended.

By: *Robert C. Hays* Date 8/21/1972
Mesa County Surveyor

70-2-6JT-0153

REPLAT of BLOCK TWO
CINDY ANN SUBDIVISION
Prepared By:
NELSON, HALEY, PATTERSON & QUIRK
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO APRIL, 1972

