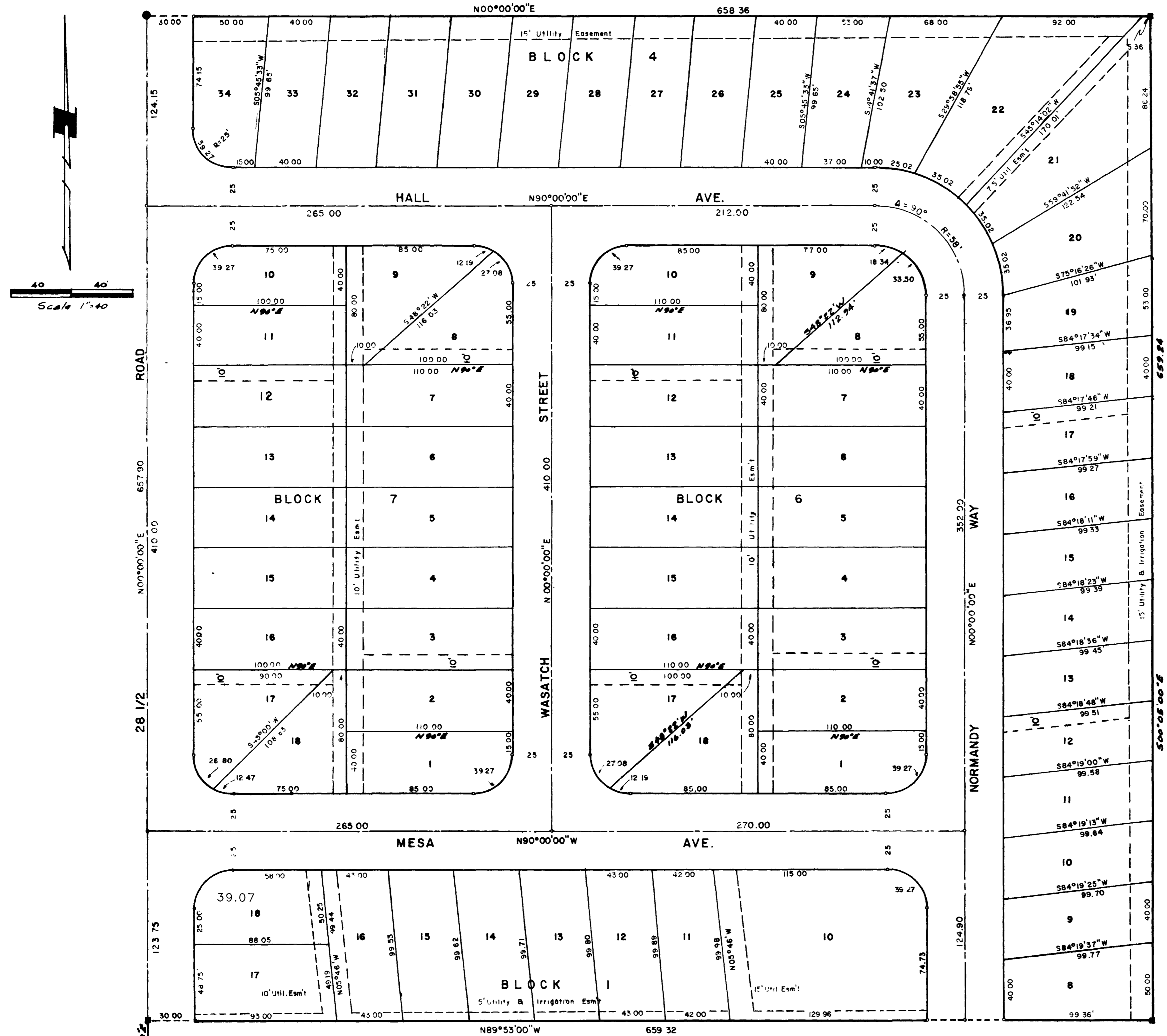


# COTTONWOOD MEADOWS MOBILE HOME ESTATES FIRST ADDITION

Point of Beginning  
NW Cor. NW 1/4 Sec. 10  
Sec. 7, T18, R1E, 11th Meridian  
Mesa County Brass Cap



Scale 1"=40'

Mesa County Brass Cap  
SW Cor. NW 1/4 Sec. 10  
Sec. 7, T18, R1E, 11th Mer.

- Mesa County Brass Cap used for control
- Found 5/8" Iron Pin set by G. Peoman
- ├ Set 1/2" Iron Pin at all lot corners & angle pts.

COTTONWOOD MEADOWS MOBILE HOME ESTATES

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Thomas J. Brimhall is the record owner of that real property as shown hereon and being generally described as the NW 1/4 of the NW 1/4 of the SW 1/4 of Section 7, Township 1 South, Range 1 East of the 11th Meridian, Mesa County, Colorado, and being more particularly described as follows:

beginning at the NW Corner of the said NW 1/4 NW 1/4 SW 1/4 as monument by a Mesa County brass cap and considering the West line of said NW 1/4 NW 1/4 SW 1/4 to bear N00°00'00"E and with all other bearings described herein being relative thereto;

Thence S90°00'00"W, 658.36 feet, thence S00°05'00", 659.24 feet, thence N89°53'00"W, 659.32 feet, thence N00°00'00", 659.4 feet to the point of beginning.

That said record owner has caused the said real property to be laid out and surveyed as COTTONWOOD MEADOWS MOBILE HOME ESTATES - FIRST ADDITION, a subdivision of a part of the County of Mesa.

That said record owner does hereby dedicate and set apart all 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 easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

In WITNESS WHEREOF, the said record owner has caused his name to be hereunto subscribed the 26th day of Feb., 1971.

*Thomas J. Brimhall*  
Thomas J. Brimhall

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this 26th day of February, 1971 by Thomas J. Brimhall.  
My commission expires \_\_\_\_\_  
witness my hand and official seal.

*Harvey H. Kline*  
Notary Public

This plat of COTTONWOOD MEADOWS MOBILE HOME ESTATES - FIRST ADDITION, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and accepted on this 26th day of March, 1971.

CITY OF GRAND JUNCTION:

BY: *R. S. Thompson*  
President of Council

Attest: *Ray Williams*  
City Clerk Deputy

APPROVED BY:

*W. Dean East*  
Public Service Co. Gas Department  
*David H. Johnson*  
Mountain States Tel. & Tel.  
*Robert B. Baker*  
Chairman - Planning Commission  
*Bob Day*  
City Manager

*W. Dean East*  
Public Service Co. Electrical Dept.  
*David H. Johnson*  
Director of Development  
*Robert B. Baker*  
City Engineer  
*R. C. Head*  
Mesa County Surveyor

### CLERK & RECORDERS CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF MESA ) SS

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ A.D., 1971 and is duly recorded in Plat Book No. \_\_\_\_\_ at Page \_\_\_\_\_.

Clerk & Recorder

By Deputy

### SURVEYOR'S CERTIFICATE:

I, W. Dean East, a Registered professional Engineer and Land Surveyor in the State of Colorado do hereby certify that the accompanying plat of COTTONWOOD MEADOWS MOBILE HOME ESTATES - FIRST ADDITION, a Subdivision of a part of the City of Grand Junction and the County of Mesa has been prepared under my direction and accurately represents a field survey of same.

*W. Dean East*  
W. Dean East, Reg. Colo. P.E. & L.S. # 6702

**COTTONWOOD MEADOWS  
MOBILE HOME ESTATES  
FIRST ADDITION**

CONE - CONSULTING ENGINEERS  
P.O. Box 1767 GRAND JUNCTION, CO.