



MT. VIEW SUB.

S.E. Cor. of S.W. 1/4, N.W. 1/4, Sec. 11,
T. 1 S., R. 1 W. UTE 'M.

COPE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, JAMES B. COPE AND VIOLET E. COPE ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND DESCRIBED AS LOT 38, HILLCREST MANOR SUBDIVISION PLUS THAT PART OF LOTS 39 AND 40, HILLCREST MANOR SUBDIVISION, LYING SOUTH OF DRAIN DITCH AND DESCRIBED AS, BEGINNING AT THE WESTERNMOST CORNER OF LOT 38, HILLCREST MANOR SUBDIVISION, RUNNING THENCE S. 44° 25' W. 256.2 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40, WHICH IS 40 FEET NORTH OF THE S.W. CORNER OF SAID LOT 40.

AS SHOWN BY THE ACCOMPANYING PLAT THEREOF.

THAT THE SAID JAMES B. COPE AND VIOLET E. COPE HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS COPE SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA.

THAT THE SAID JAMES B. COPE AND VIOLET E. COPE 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 LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS SHALL BE FINANCED BY THE PURCHASER OR SELLER-- NOT THE COUNTY OF MESA

IN WITNESS WHEREOF, SAID JAMES B. COPE AND VIOLET E. COPE HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 23rd DAY OF January, A.D. 1956.

STATE OF COLORADO

SS.

COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, A.D. 1956, BY JAMES B. COPE AND VIOLET E. COPE.

MY COMMISSION EXPIRES July 15, 1959

WITNESS MY HAND AND OFFICIAL SEAL

Gloria Jean Fisher
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

SS

COUNTY OF MESA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., _____ A.D. 1956 AND IS DULY RECORDED IN PLAT BOOK NO. _____ PAGE _____

Fees _____

Recorder

COUNTY PLANNING COMMISSION

APPROVED THIS 24 DAY OF January, A.D. 1956. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

By *[Signature]*
Chairman

DISTRICT PLANNING COMMISSION

APPROVED THIS 24 DAY OF January, A.D. 1956. DISTRICT PLANNING COMMISSION IN THE COUNTY OF MESA, COLORADO.

By *[Signature]*
Chairman

BOARD OF COUNTY COMMISSIONERS

APPROVED THIS 24 DAY OF January, A.D. 1956. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

By *[Signature]*
Chairman

SURVEYORS CERTIFICATE

I, WILLIAM J. POTTER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF COPE SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED BY ME AND ACCURATELY REPRESENTS A SURVEY OF SAME.

William J. Potter
Registered Surveyor



#659210