

COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADDITION

AND A REPLAT OF LOTS 1 THRU 8 AND LOTS 10 THRU 16, BLOCK 1
TULA SUBDIVISION, FIRST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Thomas J. Brimhall, is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Northeast Quarter (N.E. 1/4) Southwest Quarter (S.W. 1/4) 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 as follows:

Beginning at the Northeast Corner of the Northeast Quarter (N.E. 1/4) Southwest Quarter (S.W. 1/4) of said Section 7 and considering the North line of said Northeast Quarter (N.E. 1/4) Southwest Quarter (S.W. 1/4) of Section 7 to bear South 89°51'30" East with all bearings contained herein relative thereto; Thence South 00°03'12" West along the East line Northeast Quarter (N.E. 1/4) Southwest Quarter (S.W. 1/4) of Section 7, 329.17 feet to the Northeast Corner Tula Subdivision First Addition; Thence North 89°52'48" West, 30.00 feet; Thence South 00°03'12" West, 174.58 feet to the Northeast Corner of Lot 9, Block 1 of said Tula Subdivision First Addition; Thence North 89°53'18" West, 77.12 feet to the Northwest Corner of said Lot 9, Block 1; Thence South 00°06'12" West, 129.60 feet to the Southwest Corner of said Lot 9 Block 1; Thence North 89°53'48" West 544.49 feet; Thence North 00°07'09" West 633.78 feet to the Northwest Corner of the Northeast Quarter (N.E. 1/4) Northeast Quarter (N.E. 1/4) Southwest Quarter (S.W. 1/4) of Section 7, 653.63 feet to the Point of Beginning. The above described tract of land of land contains 9.0537 acres.

That the said owner has caused the said real property to be laid out and surveyed as Cottonwood Meadows Mobil Home Estates Second Addition and a replat of Lots 1 thru 8 and Lots 10 thru 16 Block 1, Tula Subdivision First-Addition.

That said owner does 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, drainage, and irrigation 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.

IN WITNESS WHEREOF, said owner, Thomas J. Brimhall, has caused his name to be hereunto subscribed this 25th day of January, A.D., 1972.

Thomas J. Brimhall
Thomas J. Brimhall

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 25th day of January, A.D., 1972 by Thomas J. Brimhall.
My Commission expires April 3, 1975
Witness my hand and official seal

Donald H. Wynn Jr.
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 _____ o'clock _____ M., _____, A.D., 1972, and is duly recorded in Plat Book No _____, Page _____.

Clerk and Recorder
By: _____
Deputy
CITY APPROVAL

This plat of Cottonwood Meadows Mobile Home Estates Second Addition and a replat of Lots 1 thru 8 and Lots 10 thru 16 Block 1, Tula Subdivision, First Addition, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 16th day of February, 1972, by

W. J. ... Public Service Co. of Colo. Gas Dept.
W. J. ... Public Service Co. of Colo. Electrical Dept.
W. J. ... Mountain Bell Telephone
W. J. ... President of Council
Donald H. Wynn Jr. Director of Development
W. J. ... Grand Junction City Manager
W. J. ... Grand Junction City Engineer
W. J. ... Chairman, Grand Jct., City Planning Commission

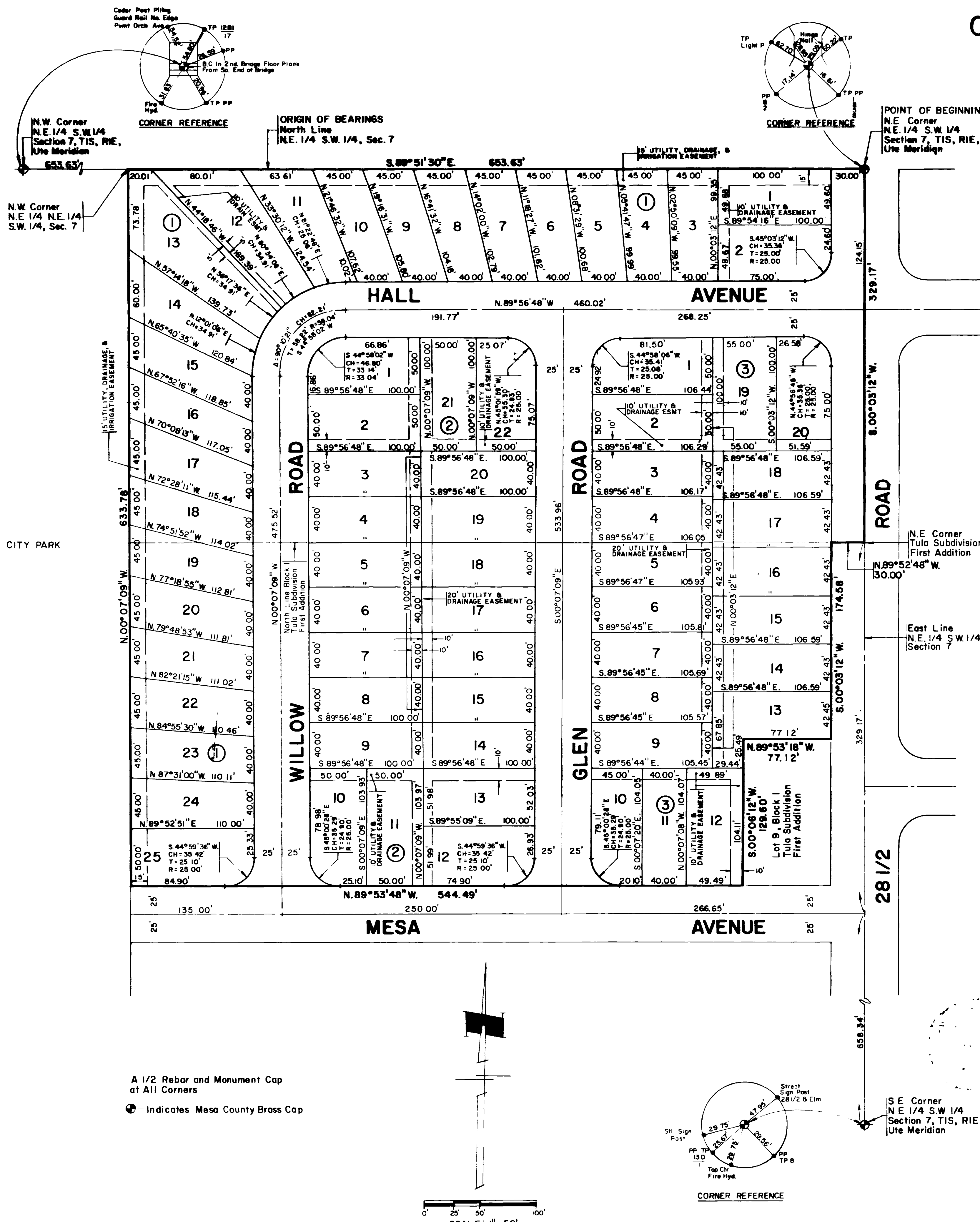
SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Cottonwood Meadows Mobile Home Estates Second Addition, and a replat of Lots 1 thru 8 and Lots 10 thru 16 Block 1, Tula Subdivision, First Addition, a subdivision of a part of the City of Grand Junction and 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: *Robert C. Lead* Date 2/15/1972
Mesa County Surveyor



COTTONWOOD MEADOWS MOBILE HOME ESTATES

71-2-GJT-0131
COTTONWOOD MEADOWS MOBILE HOME ESTATES
Second Addition
Prepared By:
NELSON, HALEY, PATTERSON & QUIRK
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO JAN. 1972

RECORDED APRIL 10, 1972
Book 11, PAGE 54