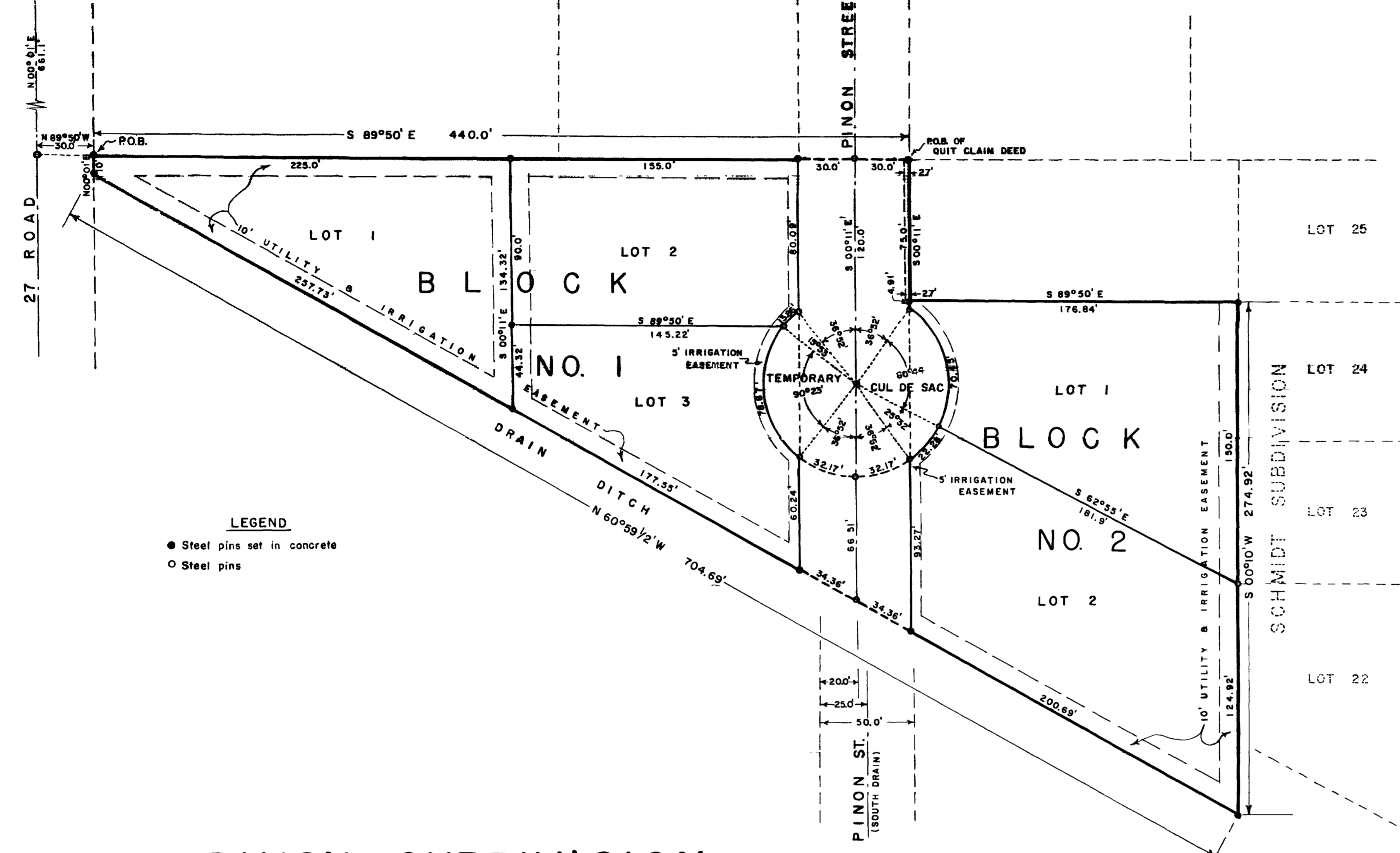


T1S R1W
Ute Mer.

23 24
26 25



DIXON SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Nola Gene Dixon, Kenneth B. Dixon, Virgil Rex Schmidt, Alvin C. Hosier and Helen Hosier are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in part of the SW 1/4 NW 1/4 Section 25 as shown on the accompanying plat, said property being more particularly described by metes and bounds as follows:

Beginning at a point on the East right of way line of 27 Road whence the Northwest Corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian bears N 89°50'W 30.0 feet and N 00°01'E 661.1 feet; thence S 89°50'E 440.0 feet; thence S 00°11'E 75.0 feet; thence S 89°50'E 176.84 feet; thence S 00°10'W 274.92 feet; thence N 60°59 1/2'W 704.69 feet; thence N 00°01'E 10.0 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as DIXON 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 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 sewer 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;

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

IN WITNESS WHEREOF, said Nola Gene Dixon, Kenneth B. Dixon, Virgil Rex Schmidt, Alvin C. Hosier and Helen Hosier have caused their names to be hereunto subscribed this May day of May A. D., 1960.

Nola Gene Dixon *Alvin C. Hosier*
Nola Gene Dixon Alvin C. Hosier
Kenneth B. Dixon *Helen Hosier*
Kenneth B. Dixon Helen Hosier
Virgil Rex Schmidt
Virgil Rex Schmidt

STATE OF COLORADO } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 7 day of May, A. D., 1960, by Nola Gene Dixon, Kenneth B. Dixon, Virgil Rex Schmidt, Alvin C. Hosier and Helen Hosier.

My Commission expires June 1-1961
Witness my hand and official seal.
William [Signature]
Notary Public.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.
COUNTY OF MESA }

78962A

I hereby certify that this instrument was filed in my office at 3:10 o'clock P. M., May 9 A. D., 1960, and is duly recorded in Plat Book No. 99, Page 107

Arnie M. [Signature]
Arnie M. [Signature]
Clerk & Recorder

By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10 day of May, A. D., 1960.
County Planning Commission of the County of Mesa, Colorado.

By *E. [Signature]*
Chairman

WEST ORCHARD MESA DISTRICT PLANNING COMMISSION

The undersigned Board hereby grants a zoning variance on Lot 1, Block 1 to permit construction of a dwelling, provided the width of lot at the front wall of building complies with minimum width as required by zoning now in affect.

Approved this 10th day of May, A. D., 1960.
West Orchard Mesa District Planning Commission in the County of Mesa, Colorado.

By *[Signature]*
Chairman
[Signature]

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 16 day of May, A. D., 1960.
Board of County Commissioners of the County of Mesa, Colorado.

By *[Signature]*
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of DIXON SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

Richard J. Mandeville
Registered Engineer & Land Surveyor

WESTERN ENGINEERS
PLAT OF
DIXON SUBDIVISION
MESA COUNTY, COLORADO

SURVEYED... F.F. DRAWN... E.F. TRACED... F.F.
Grand Junction, Colo. Dwg. 1-196-2 - May 1960