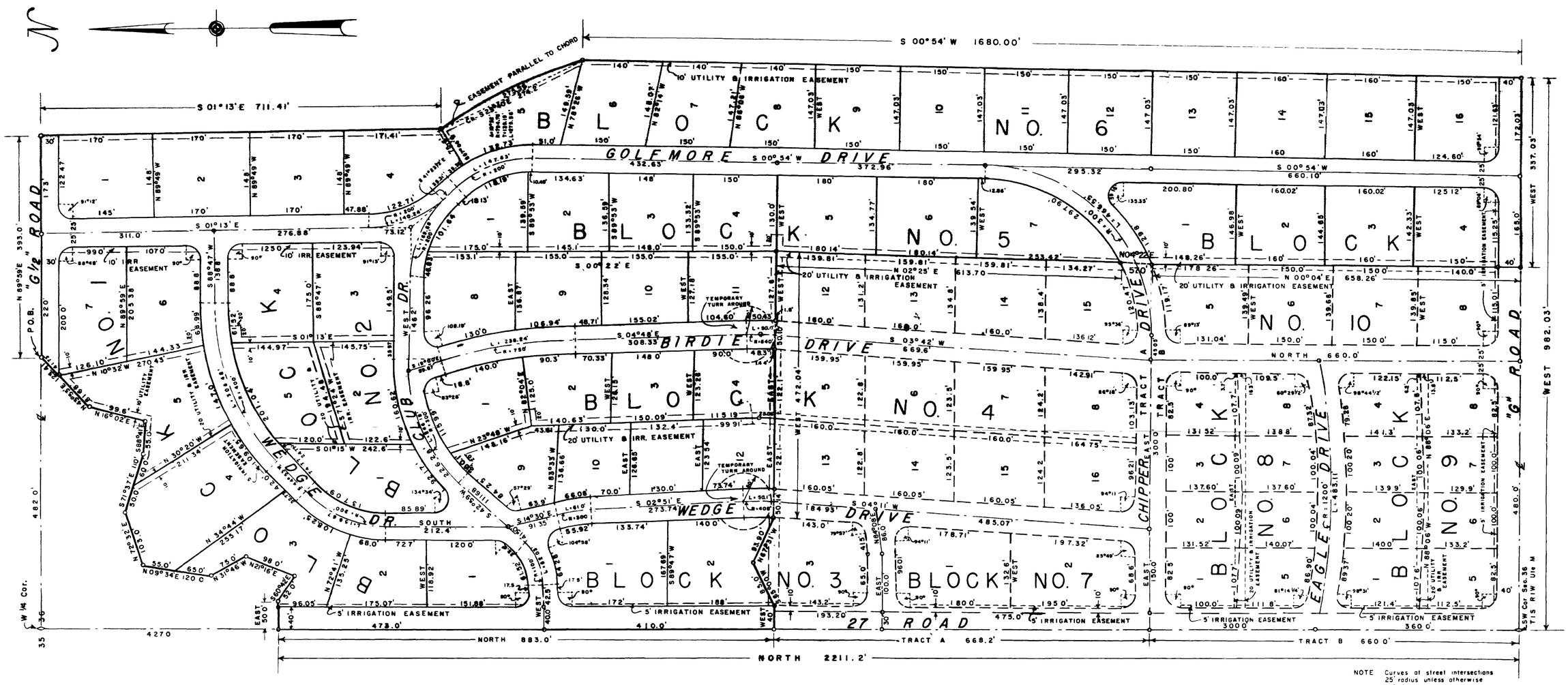

NOTE Curves at street intersections 25' radius unless otherwise noted

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned, Henry J Faussone, Virgil M. Horton, Alice F. Horton, Mary C. Douglass, Harry S Davies, Dwayne S. Dykstra, Donald E. Sparn and The Bookcliff Country Club are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the West 1/2 of the S W 1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described by metes and bounds as follows:

Beginning at a point, whence the West Quarter Corner of Section 36, Township 1 North, Range 1 West bears S 89°59'W a distance of 482.0 feet; thence N 89°59'E 393.0 feet; thence S 01°13'E 711.41 feet, thence along a curve to the right 275.56 feet with a chord which bears S 25°40'E 274.2 feet; thence S00°54'W 1680.0 feet, thence West 337.03 feet; thence N00°04'E 658.26 feet; thence N 04°22'E 57.0 feet; thence N 02°25'E 613.70 feet, thence West 472.04 feet; thence N 67°31'W 93.90 feet, thence S 65°00'W 85.0 feet; thence West 40.0 feet; thence North 883.0 feet; thence East 50.0 feet, thence S 60°42'E 52.0 feet; thence N 21°16'E 98.0 feet, thence N 31°46'W 75.0 feet; thence N 09°34'E 120.0 feet; thence N 72°32'E 103.0 feet; thence S 71°37'E 110.0 feet, thence S88°41'E 55.0 feet; thence N 16°02'E 99.6 feet; thence N 43°53'E 123.41 feet to the place of beginning.

That the said owners Henry J Faussone, Virgil M Horton, Alice F Horton, Mary C. Douglass, Harry S. Davies, Dwayne S. Dykstra, Donald E Sparn and The Bookcliff Country Club have caused the said real property to be laid out and surveyed as FAIRWAY PARK, a subdivision of a part of the County of Mesa;

That said Henry J Faussone, Virgil M. Horton, Alice F. Horton, Mary C. Douglass, Harry S. Davies, Dwayne S Dykstra, Donald E Sparn and The Bookcliff County Club hereby dedicate and set apart all of the streets and roads as shown within the solid lines on the accompanying plat to the use of the public forever and hereby dedicates those portions of real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of telephone and electric lines, poles and underground 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 involving necessary improvements for a water system, sanitary sewer system, gas service, electrical service, grading and landscaping, storm sewer system, curbs and gutters, street pavement and sidewalks shall be financed by the purchaser or seller ... not the County of Mesa.

IN WITNESS WHEREOF, said Henry J Faussone, Virgil M Horton, Alice F Horton, Mary C Douglass, Harry S Davies, Dwayne S Dykstra, Donald E Sparn and Lynn James, President and G. E. Randolph Secretary of the Bookcliff Country Club have caused their names to be hereunto subscribed this _____ day of _____ A D. 1959

Henry J Faussone

Mary C Douglass

Donald E Sparn

Virgil M Horton

Harry S Davies

The Bookcliff County Club

Alice F Horton

Dwayne S Dykstra

by _____ President

Attest _____ Secretary

STATE OF COLORADO } SS
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 13th day of July A.D 1959, by Henry J. Faussone, Virgil M Horton, Alice F. Horton, Mary C Douglass, Harry S. Davies, Dwayne S. Dykstra, Donald E Sparn and _____ President and _____ Secretary of The Bookcliff Country Club

My commission expires _____

Witness my hand and official seal _____

Notary Public

We, the undersigned, being the owners of Tracts A and B as shown hereon; hereby agree to plat the lots, streets and easements as shown by the dashed lines; at such time as said Tracts A and B are subdivided.

Owner of Tract A _____ Harry S. Davies

Owners of Tract B _____ Dwayne S Dykstra

and _____ Donald E Sparn

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF MESA

749186

I hereby certify that this instruments was filed in my office at 10:00 o'clock A M., Aug. 3, 1959 A. D 1959 and is duly recorded in Plat Book No 9, Page 81

_____ Recorder

Fees $ 6.00

By: _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of July, A D. 1959.
County Planning Commission of the County of Mesa, Colorado.

By: _____ Chairman

CRESTRIDGE HEIGHTS DISTRICT PLANNING COMMISSION CERTIFICATE

Approved this 28th day of July, A. D. 1959.
Crestridge Heights District Planning Commission in the County of Mesa, Colorado.

By _____ Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28th day of July, A D 1959.
Board of County Commissioners of the County of Mesa

By _____ Chairman

SURVEYOR'S CERTIFICATE

I, Richard James Mandeville, do hereby certify that the accompanying plat of the FAIRWAY PARK, a subdivision of the County of Mesa has been prepared under my direction, and accurately represents a survey of the same.

_____ Registered Engineer & Land Surveyor

Scale 1" = 100'

WESTERN ENGINEERS

PLAT OF

FAIRWAY PARK

MESA COUNTY, COLORADO

SURVEYED _____ DRAWN _____ TRACED _____

GRAND JUNCTION, COLO. DWG 1-148-1 APRIL 1959

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