

# McFARLAND ESTATES

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Stanley L. McFarland is the owner of that real property situated in the County of Mesa, State of Colorado and lying in the NW 1/4 NW 1/4 Section II, T 1 S, R 1 W of the Ute Meridian as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point which is North 132.0 feet and East 738.62 feet from the Southwest Corner of the NW 1/4 NW 1/4 of Section II, Township 1 South, Range 1 West of the Ute Meridian, thence East 569.7 feet, thence N 00° 04' E 431.8 feet along the West Line of Bookcliff Heights Subdivision, thence N 65° 20' W 397.29 feet along the South line of Van Deren Ford Heights Subdivision, thence S 00° 03' E 326.4 feet, thence S 89° 30' W 209.45 feet, thence South 269.37 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as McFarland Estates, a subdivision of a part of the County of Mesa,

That said owner does hereby dedicate and set apart all of the streets and road 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 grading or improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF, said Stanley L. McFarland has caused his name to be hereunto subscribed this 8th day of March, A. D. 1966.

*Stanley L. McFarland*  
Stanley L. McFarland

STATE OF COLORADO }  
COUNTY OF MESA } ss

I, the foregoing instrument was acknowledged before me this 8th day of March, A. D. 1966 by Stanley L. McFarland.

My Commission expires January 23, 1969  
Witness my hand and official seal.

*Lawrence B. Brannon*  
Notary Public



## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

941273

I hereby certify that this instrument was filed in my office at 11:25 o'clock A M. August 25, A. D. 1966, and is duly recorded in Plat Book No. 10, Page 46.

*Janice M. Tunstall*  
Clerk and Recorder

By \_\_\_\_\_ Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of March, A. D. 1966.  
County Planning Commission of the County of Mesa, Colorado.

*Merion Bowman*  
Chairman

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of March, A. D. 1966.  
Board of County Commissioners of the County of Mesa, Colorado.

*Paul Heidel*  
Chairman

## SURVEYOR'S CERTIFICATE

I, Clarence J. Dinkel, do hereby certify that the accompanying plat of McFarland Estates, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

*Clarence J. Dinkel*  
Registered Land Surveyor

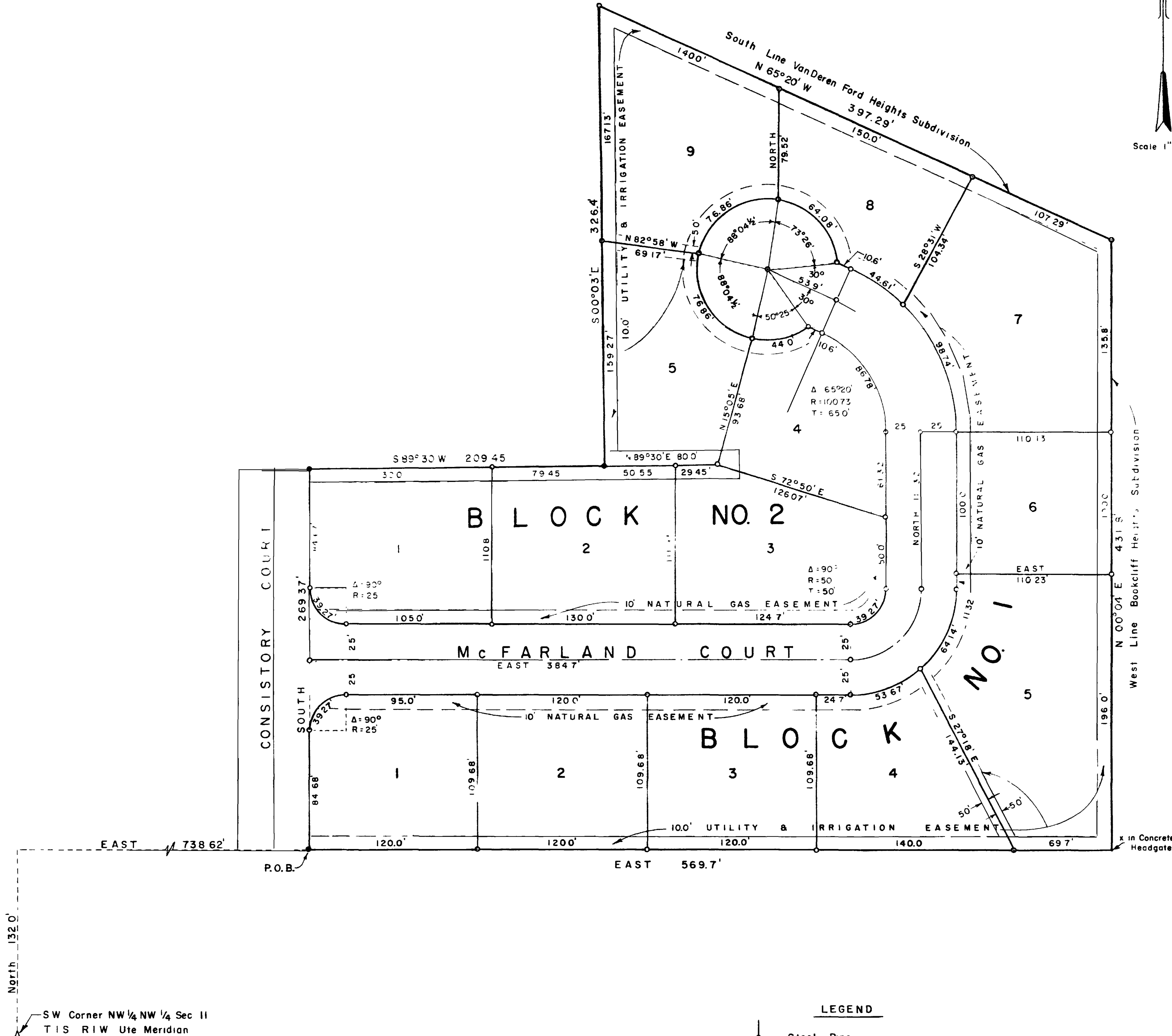


## SPECIAL EASEMENTS FOR GAS SERVICE

A 10 foot wide easement designated as "Natural Gas Easement" granted to Public Service Company for the exclusive use of gas facilities. These easements are located on private property immediately adjacent to all platted roadways as shown hereon, and the following are particularly prohibited within these easements.

- |                                  |                         |
|----------------------------------|-------------------------|
| a. Water meters and valves       | e. Trees and shrubs     |
| b. Street lights and yard lights | f. Fences and walls     |
| c. Utility poles.                | g. Any other structures |
| d. Mail boxes.                   |                         |

Other utilities shall have the right to cross at approximately right angles, but in no event shall any water meters, valves, street light or power poles, mail boxes, trees and shrubs or other structures be allowed in the above described areas. Concrete driveways and sidewalks are permissible as long as they cross at substantially right angles and do not exceed 26 feet in width.



## LEGEND

- Steel Pins
- Steel Pins set in Concrete.

SW Corner NW 1/4 NW 1/4 Sec II  
T 1 S R 1 W Ute Meridian

WESTERN ENGINEERS, INC.  
PLAT OF  
**McFARLAND ESTATES**  
MESA COUNTY, COLORADO

SURVEYED... DRAWN... TRACED...  
GRAND JUNCTION, COLO. DWG. 1-3