



LEGEND & NOTES
 ○ reinforcing rod corner monument
 — property line
 - - - easement line
 — private ditch

All property lines are N 00° 00', S 00° 00', N 90° 00' E or S 90° 00' W unless marked otherwise. All bearings oriented with assumed N 00° 00' line from SE cor. NW 1/4 Sec. 2 to NE cor SE 1/4 NW 1/4 Sec. 2 T1S R1W U.M.

SURVEYOR'S CERTIFICATE

I, Gerard H. Pesman, do hereby certify that the accompanying plat of NORTHFIELD ESTATES, a subdivision of a part of the COUNTY OF MESA, has been prepared under my direction, and accurately represents a survey of same.
 Gerard H. Pesman
 Colo. Reg. Prof. Engr. & Land Surveyor 2376

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, FRED L. FREDERICK and ALVAH W. McELHINEY are the owners of that real property situated in the COUNTY OF MESA STATE OF COLORADO, lying in the Northwest One-quarter and Southwest One-quarter of Sec. 2 T1S R1W Ute Meridian and described as follows: E 1/2 SE 1/4 NW 1/4 Sec. 2 T1S R1W U.M. Except beginning 420.8 ft. North of SE corner said described E 1/2 SE 1/4 NW 1/4 Sec. 2 T1S R1W U.M. thence S 90° 00' W 240 ft. thence North 363 ft. thence N 90° 00' E 240 ft. thence South to point of beginning. & W 1/2 SE 1/4 NW 1/4 Sec. 2 T1S R1W U.M. North and East of Grand Valley Canal Except South 3 acres thereof. & NE 1/4 NE 1/4 SW 1/4 Sec. 2 T1S R1W U.M. North & East of Grand Valley Canal, as shown by the accompanying plat thereof.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 23 day of January, A.D. 1957
 Board of County Commissioners of the County of Mesa, Colorado
 By *[Signature]*
 Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of January, A.D. 1957
 County Planning Commission of the County of Mesa, Colorado
 By *[Signature]*
 Chairman

DISTRICT PLANNING COMMISSION

Approved this ___ day of ___, A.D. 1956
 District Planning Commission
 in the County of Mesa, Colorado.
 By _____
 Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } s.s. 686447
 COUNTY OF MESA } JAN 25 1957
 I hereby certify that this instrument was filed in my office at 3:30 clock P.M. A.D. 1957 and is duly recorded in Plat Book No. 4, Page 21.

Recorder
 By _____

That the said FRED L. FREDERICK and ALVAH W. McELHINEY have caused the said real property to be laid out and surveyed as NORTHFIELD ESTATES SUBDIVISION, a subdivision of a part of the COUNTY OF MESA.

That the said FRED L. FREDERICK and ALVAH W. McELHINEY 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 dedicates those portions of said 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 FRED L. FREDERICK and ALVAH W. McELHINEY have caused their names to be hereunto subscribed this 11th day of January A.D. 1957
 By *[Signature]*
 Alvah W. McElhiney

STATE OF COLORADO } s.s.
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 18 day of Jan. A.D. 1957 by ALVAH W. McELHINEY.
 My commission expires Feb. 20, 1957
 Witness my hand and official seal.

[Signature]
 Notary Public

State of Colorado }
 County of EL PASO }
 The foregoing instrument was acknowledged before me this 11th day of Jan. A.D. 1957 by FRED L. FREDERICK
 My Commission expires Jan. 13 1959.
 Witness my hand and Seal _____
 Notary Public

PLAT OF
NORTHFIELD ESTATES SUBDIVISION

SUBDIVIDED BY
 FRED L. FREDERICK & ALVAH W. McELHINEY
 ENGINEERING & DESIGN BY
 GERARD H. PESMAN
 610 ROAD - GRAND JCT. - COLO.
 NOVEMBER 1, 1956