

REPLAT OF LOTS 7 & 8 FIRST ADDITION NORTHERN HILLS SUBDIVISION AND SECOND ADDITION NORTHERN HILLS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENT

That the undersigned, Ladco Incorporated, Robert T Smith, President and James D Beatty, Secretary and Joe A. Ulibarri, John A. Watson and George R. Schnell are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the Southeast 1/4 Southeast 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown by the accompanying plat thereof: said tract being more specifically described by metes and bounds as follows

From the Southwest Corner of the SE 1/4 SE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian East 50.0 feet, thence N 01° 32' W 30.01 feet for a point of beginning, thence N 01° 32' W 188.20 feet, thence N 05° 30' W 200.0 feet, thence North 31.95 feet, thence N 45° 50' E 204.28 feet, thence 75.73 feet along the arc of a curve to the right having a radius of 98.24 feet (the chord bears N 67° 55' E 73.87 feet), thence East 104.25 feet, thence 93.11 feet along the arc of a curve to the left having a radius of 75.0 feet (the chord bears N 54° 26' E 87.25 feet), thence N 18° 52' E 219.32 feet to the Southwest Corner Lot 6, First Addition Northern Hills Subdivision, as filed in plat Book 9, Page 198 in the office of the Mesa County Clerk and recorder, thence East along the South line of said lot 6 229.62 feet to the Southeast Corner hereof, thence S 05° 22' 30" W 549.48 feet, thence S 21° 58' W 215.43 feet, thence S 28° 46' W 114.96 feet, thence West 479.10 feet to the point of beginning

That the said owners have caused the said real property to be laid out and surveyed as Replat of Lots 7 & 8 first Addition Northern Hills Subdivision and Second Addition, Northern Hills 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 or 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 owners Ladco Incorporated, Robert T Smith, President and James D Beatty, Secretary and Joe A Ulibarri, John A Watson and George R Schnell, have caused their names to be hereunto subscribed this 22nd day of March, A.D., 1970

Joe A. Ulibarri
Joe A. Ulibarri
John A. Watson
John A. Watson
George R. Schnell
George R. Schnell

Robert T. Smith
Ladco Inc President - Robert T. Smith
James D. Beatty
Ladco Inc Secretary - James D. Beatty

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 26th day of March A.D., 1970, by Robert T Smith, James D Beatty, Joe A Ulibarri, John A Watson and George R Schnell.
My Commission expires January 18, 1973
Witness my hand and official

Ruth L. Lawson
Notary Public

987171

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:20 o'clock A.M., APR 29 A.D., 1970, and is duly recorded in Plat Book NO 11, Page 14

Annice M. Tunstun
Clerk and Recorder

Fees \$ 10.00

By _____ Deputy

CITY APPROVAL

This plat of Replat of Lots 7 & 8 First Addition Northern Hills Subdivision and Second Addition, Northern Hills Subdivision, a subdivision of the city of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this _____ day of 1970, by

<i>[Signature]</i> Public Service Co of Colo --- Gas Dept.	<i>[Signature]</i> President of Council	<i>[Signature]</i> Grand Junction City Manager
<i>[Signature]</i> Public Service Co of Colo --- Electrical Dept	<i>[Signature]</i> Director of Development	<i>[Signature]</i> Grand Junction City Engineer
<i>[Signature]</i> Mountain States Tele & Tele Co	<i>[Signature]</i> Chairman, Grand Jct. City Planning Comm	

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville do hereby certify that the accompanying plat of Replat of Lots 7 & 8 First Addition Northern Hills Subdivision and Second Addition, Northern Hills Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, and checking and accurately represents a field survey of same

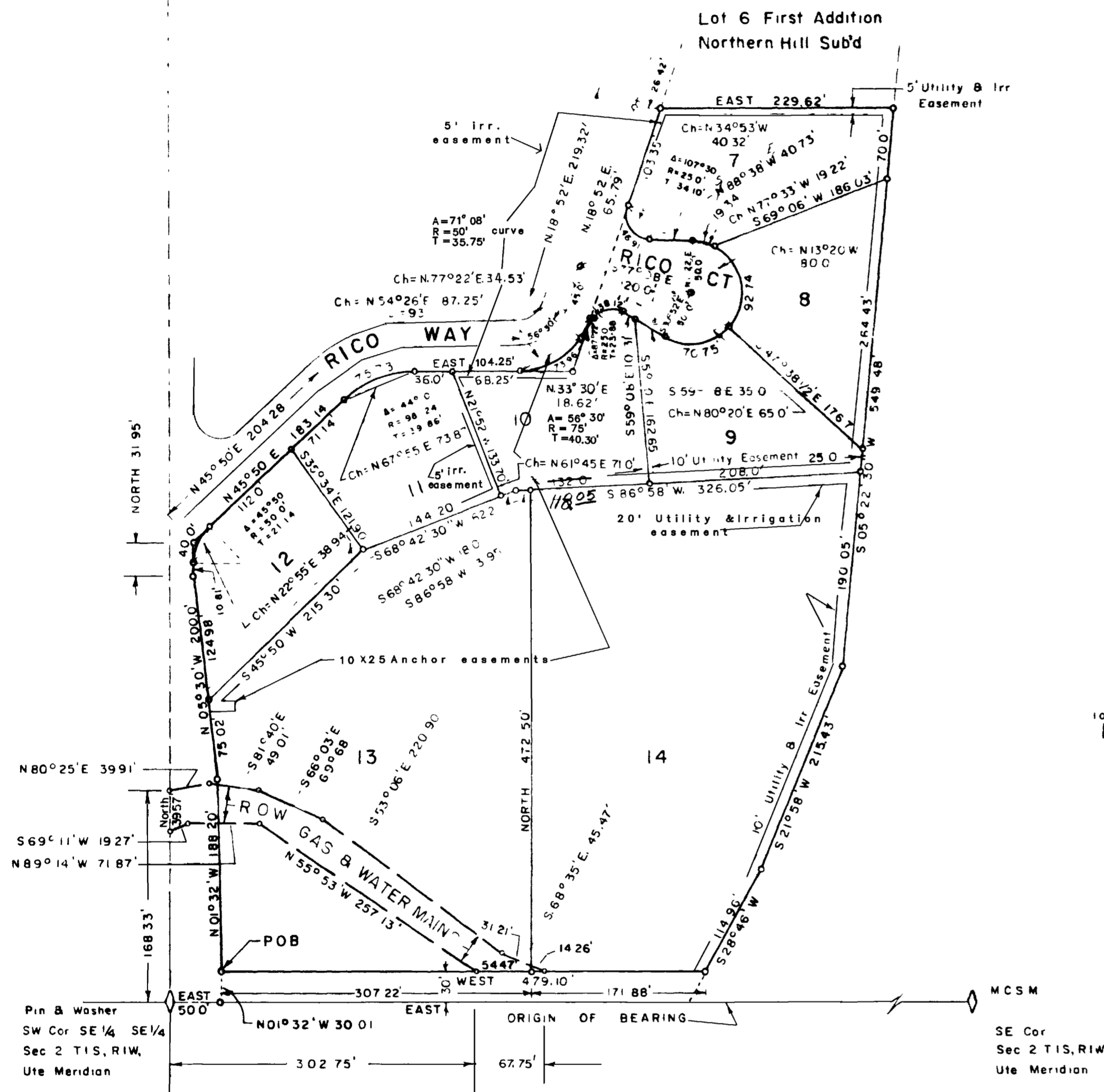
By *Richard J. Mandeville*
Registered Engineer & Land Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations or drafting Pursuant to C.R.S. 1963, 136-2-2 as amended

By *[Signature]* Date 4/28/1970
Mesa County Surveyor

WESTERN ENGINEERS, INC.
REPLAT OF LOTS 7 & 8 FIRST ADDITION
NORTHERN HILLS SUBDIVISION
AND SECOND ADDITION
NORTHERN HILLS SUBDIVISION
MESA COUNTY, COLORADO

SURVEYED 4/28/70 DRAWN [Signature] TRACED [Signature]
GRAND Jct., Colo DWB NO 1-194-3 3/10/70



LEGEND

- Steel pins
- Steel pins set in Conc