

REPLAT OF PART OF BLOCKS 2, 3 & 4 OF PERKINS SUB'D., 1 ST. ADD. REPLAT NO. 1 & REPLAT OF PERKINS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned B. F. Crone and Dixon Inc. - Bruce Dixon, President are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the Northeast 1/4 of Section 26, 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:

Beginning at a point S 0° 03' E 300 feet and S 89° 33' E 65.0 feet from the NW Corner NE 1/4 NE 1/4 Section 26, T1S, R1W of the Ute Meridian. Said point being the NW Corner of Block 2 Perkins Subdivision First Addition - Replat No. 1 as recorded in Book 10, Page 47 with the Mesa County Clerk and Recorders Office, thence S 89° 33' E along the South right-of-way of C Road 201.6 feet, thence S 0° 03' E 150.0 feet, thence S 45° 00' W 44.65 feet, thence along the East right-of-way of David Street S 0° 03' E 448.31 feet, thence N 89° 30' W along the South Line of Perkins Subdivision 305.0 feet to the SW Corner of Perkins Subdivision as recorded in book 9 page 101 with the Mesa County Clerk and Recorders Office, thence N 0° 03' W 334.85 feet to the NW Corner of Lot 3 Perkins Subdivision, thence S 89° 33' E along the North Line of Perkins Subdivision 135.0 feet, thence N 0° 03' W 125.0 feet, thence S 89° 33' E 25.26 feet, thence N 02° 05' E 170.07 feet N 89° 33' W 31.7 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 part of Blocks 2, 3 & 4 of Perkins Subd., 1 St. Add. Replat No. 1 & Replat of Perkins Subdivision, a subdivision of a part of the County of Mesa.

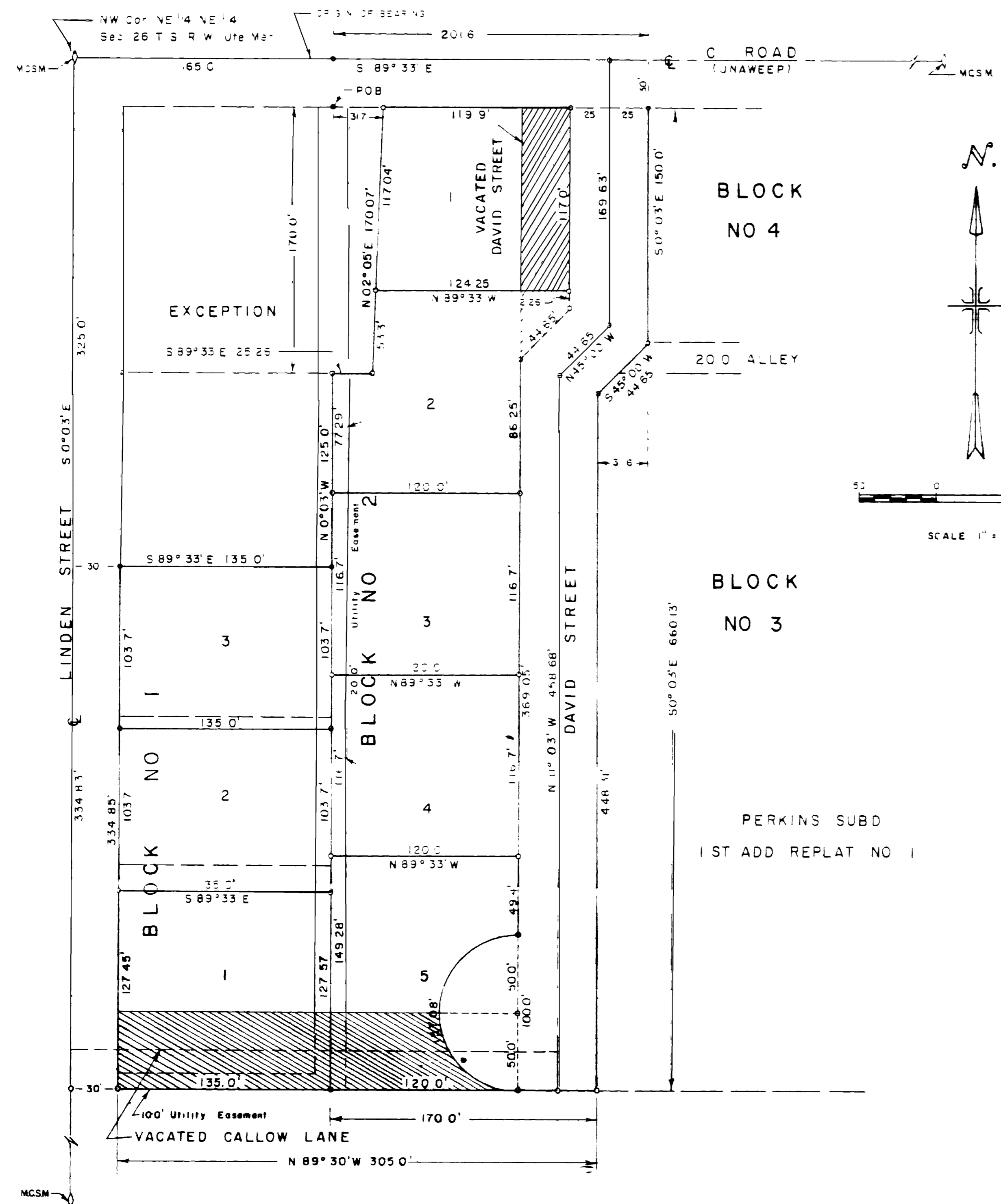
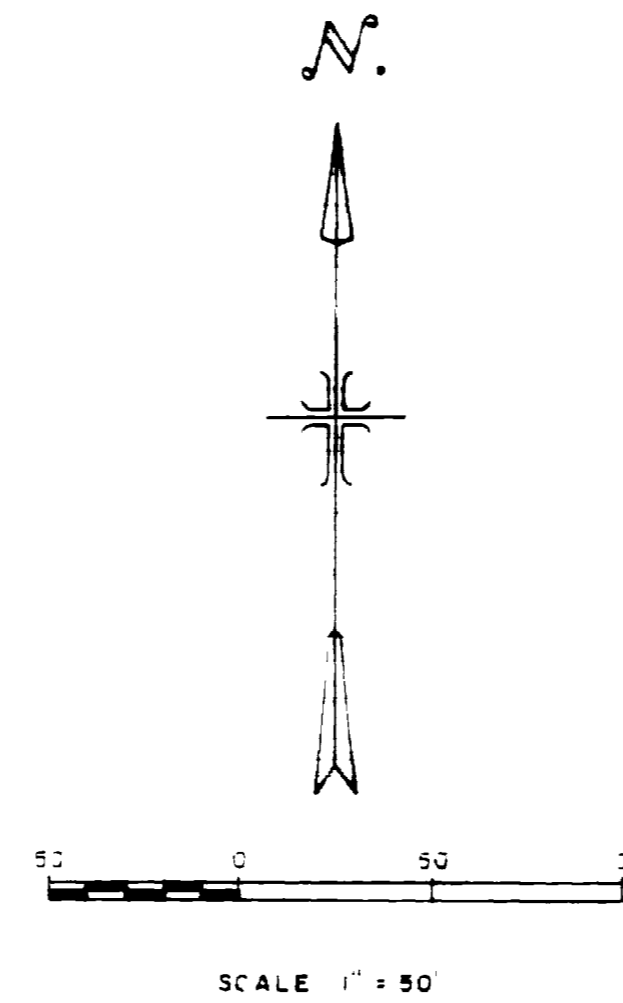
That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation 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 and 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.

I, WITNESS WHEREOF, said owners B. F. Crone and Dixon Inc. - Bruce Dixon, President have caused their names to be hereunto subscribed this 6th day of October, A.D., 1970.

B. F. Crone
B. F. Crone

Bruce Dixon
Dixon Inc. - Bruce Dixon, President



- LEGEND**
- Steel pin
 - Steel pin set in concrete
 - Mesa County Survey Monument

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 6th day of October, 1970, A.D., 1970, by B. F. Crone, and Dixon Inc. - Bruce Dixon, President.

My Commission expires November 12, 1973
Witness my hand and official seal

John C. Shepherd
Notary Public



995333 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:12 o'clock P.M., Oct 20, A.D., 1970, and is duly recorded in Plat Book No. 11, Page 21.

Fees \$ 19.00

Annie M. Quanten
Clerk and Recorder
By *Richard L. Pifer*
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of October, A.D., 1970
County Planning Commission of the County of Mesa, Colorado.

John R. Simpson
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 19th day of October, A.D., 1970
Board of County Commissioners of the County of Mesa, Colorado.

Thomas A. Subat
Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of the Replat of part of Blocks 2, 3 & 4 of Perkins Subd., 1 St. Add. Replat No. 1 & Replat of Perkins Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, supervision and checking and accurately represents a field survey of some

Clarence J. Bielak
Registered 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 *Robert C. Hood* Date 10/15/1970
Mesa County Surveyor

VACATION STATEMENT

That portion of the existing public rights-of-way known as Callow Lane and David Street and labeled to be vacated as shown on this plat of Replat of Part of Blocks 2, 3 & 4 of Perkins Subd., 1st Add. Replat No. 1 & Replat of Perkins Subdivision are hereby vacated.

Approved this 19th day of October, A.D. 1970, by the board of County Commissioners, County of Mesa, State of Colorado.

By *Thomas A. Subat*
Chairman

WESTERN ENGINEERS, INC.

PLAT OF

**REPLAT OF PART OF BLOCKS 2, 3 & 4
OF PERKINS SUBD., 1ST ADD. REPLAT NO. 1 &
REPLAT OF PERKINS SUBDIVISION**

MESA COUNTY, COLORADO 01 361

SURVEYED 5/28 DRAWN C.A.B. TRACED ...

GRAND JUNCTION, COLO. DWG. 1-556-1 9/2/70