

744152

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:20 o'clock P M, MAY 13 1959 A D, 1959, and is duly recorded in Plat Book No. _____, Page _____

By Annis M. Dunston
Clerk and Recorder

Fees \$6.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of May, A D, 1959
County Planning Commission of the County of Mesa, Colorado

By E. Linn Gray
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 18 day of May, A D, 1959.
Board of County Commissioners of the County of Mesa, Colorado

By R. F. Saunders
Chairman

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the platting of public land and rights of way as shown hereon, the vacation of all previous public rights of way within this subdivision is hereby ordered

Approved this 18 day of May, A D, 1959.
Board of County Commissioners of the County of Mesa, Colorado

By R. F. Saunders

SURVEYOR'S CERTIFICATE

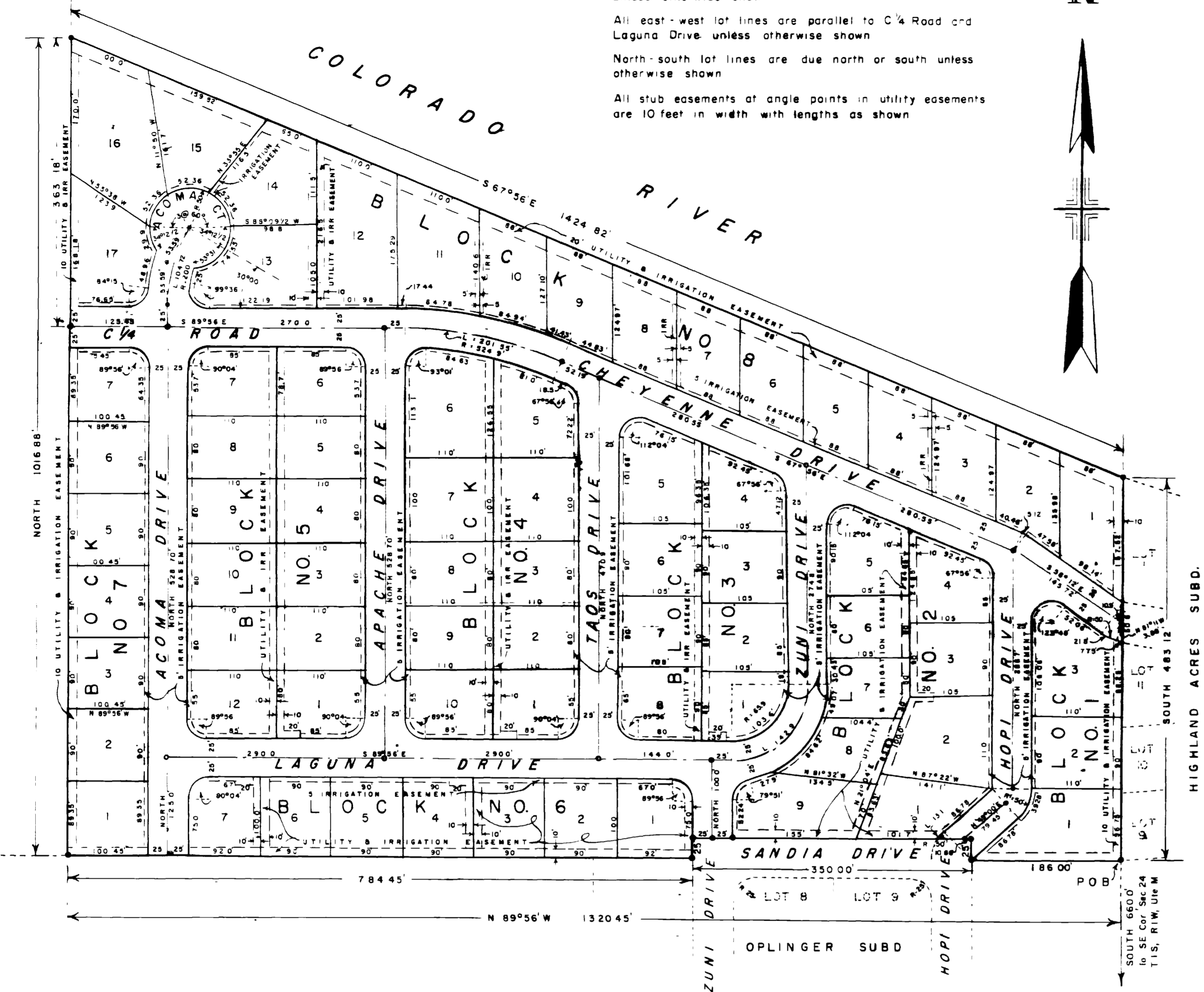
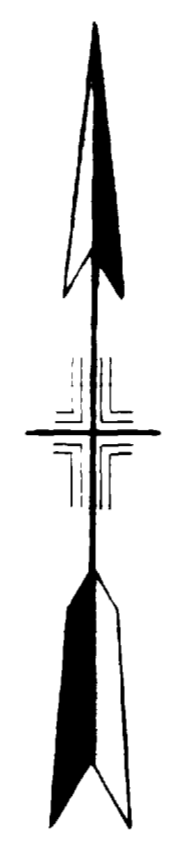
I, Richard J. Mandeville, do hereby certify that the accompanying plat of THE RESERVATION, a subdivision of a part of the County of Mesa has been prepared under my direction, and accurately represents a field survey of same

By Richard J. Mandeville
Registered Engineer & Land Surveyor



NOTES All curves at street corners have radii of 25' unless otherwise shown
All east-west lot lines are parallel to C 1/4 Road and Laguna Drive unless otherwise shown
North-south lot lines are due north or south unless otherwise shown
All stub easements at angle points in utility easements are 10 feet in width with lengths as shown

N



THE RESERVATION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Ralph D. Cairns, is the owner of that real property situated in the County of Mesa, State of Colorado and lying in the Southeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said tract being more particularly described by metes and bounds as follows:

Beginning at a point whence the Southeast Corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian bears South a distance of 660.0 feet, thence N 89°56' W 186.0 feet, thence North 25.0 feet, thence N 89°56' W 350.0 feet, thence South 25.0 feet, thence N 89°56' W 784.45 feet, thence North 1016.88 feet to the top of the South bank of the Colorado River, thence along the said South bank S 67°56' E 1424.82 feet, thence South 483.12 feet to the place of beginning

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

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

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 14 day of May, A D, 1959.

By Ralph D. Cairns
Ralph D. Cairns

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 14th day of May, A D, 1959, by Ralph D. Cairns.

My Commission expires Jan 6, 1963
Witness my hand and official seal.

L. M. Finnessey
Notary Public

SCALE 1" = 100'

WESTERN ENGINEERS		
PLAT OF		
THE RESERVATION		
MESA COUNTY, COLORADO		
SURVEYED <u>R. J. M.</u>	DRAWN <u>J. J. M.</u>	TRACED <u>J. J. M.</u>
Grand Junction, Colo. Dwg. 1-160-1 May 1959		