PATTERSON ROAD REE East - North Boundary Presently Dedicated Strest 125 SOU BOOK CLIFF AVE. -1 53' North City Pin in Box / VO 24' North Book Cliff Ave Ext N89°39'F - 688 62' Paint of Beginning NE Car SW 1/4 NW 1/4 NORTH Sec. II, TIS, RIW. Ute Meridian. LOT NO I LOT NO 2 Naw House LOT NO. 3 LOT NO. 4 2 589° 47'W - 203 97' Ened Utility Easement | S89°47'W - 100' \$ 89*47'W - 238.65' 0 = Steel Pins Set 3 = Steel Pins Set in Concrete FRUITRIDGE DISTRICT PLANNING COMMISSION Approved this 25 day for 44 45+ A D., 19 60 Fruitridge District Planning Commission in the County of Mone, Colorada. By Chairman AMENDED ROPER SUBDIVISION SCALE I" = 50 feet

ROPER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Aiden H. Roper & Imagene W. Roper are the awners of that real property situated in the County of Mesa, State of Colorado, and lying as shown on the accompanying plat, said tract being more particularly described as follows:

The North 5 Acres of the SW I/4 NW I/4 Section II, T IS, R IW., Ute Meridian EXCEPT beginning at the NE corner of said SW I/4 NW I/4, thence S 0° 48' E. 168 2 feet, thence S 89° 47' W. 624 14 feet, thence North 166 7 feet, thence N 89° 39' E 621.8 feet to point of beginning Mesa County

That said Alden H Roper & Imagene W Roper, have caused the said real property to be laid out and surveyed as ROPER 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 torever 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 expences 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 Alden H Roper & Imagene W Roper have caused their names to be hereunto suscribed this 25-2, day of Argust., A.D., 18-60.

Alden H Roper Imagene W. Roper

STATE OF COLORADO	
COUNTY OF MESA	٠, ١
. The foregoing instrument was acknowledged before me this 🎿	day off
.A D. 1960, by Alden H Roper and I	Imogene W Roper
Commission expires 5 pt. 14,1960	
W ness my hand and official seal	idaen
No	otary Public
CLERK AND RECORDER'S CERTIFICAT	Έ 🗫
STATE OF COLORADO	T75364
COUNTY OF MESA	~ -
I hereby certify that this instrument was filed in my office at $S_{FP} \frac{q}{q}$, $\frac{1960}{1960}$ A.D., 1960, and is duly recorded in Plat Bo	ok No 9 Page 118
annie M	
/00 Sierk	and Recorder
Fees \$6 By	Daniel .

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25th. day at August, AD, 1960
County Planning Commission of the Courty of Mesa, Calorada.

By 5. Jun June Chairman Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 3/ day of August ,A D., 19 60

Board of County Commissioners of the County of Mesc, Colorado.

By Nouse & Depter

SURVEYOR'S CERTIFICATE

I, John C Shepherd, do hereby certify that the accompanying plat of ROPER SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared white direction, and accurately represents a field survey of same

Registered Emicer & Land Surveyor