

# VIEW POINT SUBD.

AMENDED AND SUPPLEMENTED

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, B. A. KELLOGG, EVELYN M. KELLOGG, ROLAND A. RASO, VIOLA RASO, JOHN EVANS and DOROTHY C. EVANS, are the owners of that real property situated in the County of Mesa, State of Colorado shown on the accompanying plat and described by metes and bounds as follows:

Beginning at a point on the northerly right of way line of Patterson Road (F Road) whence the Southeast corner of the SW 1/4 SE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian bears S 01°20' E a distance of 204.5 feet, thence N 05°30' W 163.0 feet, thence West 113.14 feet, thence South 50.0 feet, thence West 203.0 feet, thence South 316.70 feet, thence West 30.0 feet, thence North 271.15 feet, thence West 190.36 feet, thence N 10°45' W 88.45 feet, thence N 07°17' W 413.1 feet, thence N 62°41' E 158.82 feet, thence N 20°48' E 364.05 feet, thence S 63°23'30" E 73.06 feet, thence S 68°00' E 305.0 feet, thence South 165.0 feet, thence 72.27 feet along the arc of a 100-foot radius curve to the right, the chord of which bears S 20°42'18" E a distance of 70.71 feet, thence South 409.95 feet, thence S 05°30' E 200.0 feet to the northerly right of way line of Patterson Road, thence along said right of way line S 74°20' W 50.8 feet to the point of beginning.

That a portion of said property was previously platted and dedicated as Block of View Point (or Point View) Subdivision by instrument recorded June 13, 1958 in Plat Book 9, Page 44, of the Records of the Clerk and Recorder of Mesa County, Colorado;

That the said owners of said property first above described, do hereby join in this Amended and Supplemented Plat and Dedication of View Point Subdivision, including additional land not originally platted and dedicated by said instrument recorded in Plat Book 9, Page 44, and partially amending the said plat of Block 1 of said Subdivision;

That said owners do hereby dedicate and set apart all of the streets, 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 involving necessary improvements, grading, graveling and paving of roads and landscaping shall be borne by the owners of the property in said Subdivision and not by the County of Mesa;

That the name of said Subdivision is and shall be "VIEW POINT" Subdivision.

IN WITNESS WHEREOF, said B. A. Kellogg, Evelyn M. Kellogg, Roland A. Raso, Viola Raso, John Evans and Dorothy C. Evans have caused their names to be hereunto subscribed 8<sup>th</sup> day of February, 1960.

*B. A. Kellogg*  
B. A. Kellogg  
*Evelyn M. Kellogg*  
Evelyn M. Kellogg  
*Roland A. Raso*  
Roland A. Raso  
*Viola Raso*  
Viola Raso  
*John Evans*  
John Evans  
*Dorothy C. Evans*  
Dorothy C. Evans

STATE OF COLORADO } ss.  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 1960, by B. A. Kellogg, Evelyn M. Kellogg, Roland A. Raso, Viola Raso, John Evans and Dorothy C. Evans.

My commission expires February 20, 1963  
Witness my hand and official seal

*Richard H. Sutton*  
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:30 o'clock P. M. on Feb 11, A. D. 1960, and is duly recorded in Plat Book No. 9, Page 42.

Fee \$ 6.00

*Annie M. Dunton*  
Recorder  
By \_\_\_\_\_  
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11 day of Feb, A. D., 1960.  
County Planning Commission of the County of Mesa, Colorado.

By *E. Lois Gray*  
Chairman

FRUITRIDGE DISTRICT PLANNING COMMISSION

Approved this 10<sup>th</sup> day of February, A. D., 1960.  
Fruitridge District Planning Commission in the County of Mesa, Colorado

By *Henry B. Ralley*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 8<sup>th</sup> day of February, A. D., 1960.  
Board of County Commissioners of the County of Mesa, Colorado. The cul de sac on View Point Drive, dedicated by instrument recorded in Plat Book 9, Page 44 and delineated by hatched lines as such on the accompanying plat, is hereby vacated.

By *Henry J. Zupper*  
Chairman

## SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying Amended and Supplemented Plat and Dedication of VIEW POINT Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*Richard J. Mandeville*  
Registered Engineer & Land Surveyor

SCALE 1" = 50'

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SCALE 1" = 50'

## LEGEND

- — Permanent Monuments
- — Steel Pins

WESTERN ENGINEERS  
AMENDED & SUPPLEMENTED PLAT  
VIEW POINT SUBDIVISION  
MESA COUNTY, COLORADO  
GRAND JUNCTION, COLO. ONE 1-28-3 JANUARY 1960