



DEDICATION

KNCA ALL MEN BY THESE PRESENTS:

That the undersigned, Howard Stewart, C.E. Livran, L.S. O'Nan and Lucy N. O'Nan are the owners of that real property situated in the County of Mesa, State of Colorado as shown on the accompanying plat and described as follows, to wit:

Beginning at the northeast corner of LOT 3, BLOCK 6 OF O'NAN SUBDIVISION, as filed with the Mesa County Clerk and Recorder in Plat Book 8, Page 62, said point being North 380.0 feet and N89°49'E 1107.0 feet from the West Quarter Corner of Section 1, T.15S., R.1W. of the 1st Meridian; thence S89°49'W 150.0 feet along the north line of said Lot 3; thence North 50.0 feet to the north line of Midway Avenue as presently dedicated; thence S89°49'W 366.77 feet along said north line; thence S57°09'W 15.84 feet; thence 56.65 feet along the arc of a 109.1 foot radius curve to the left, the chord of which bears S42°16'W 56.0 feet; thence S89°49'W 330.71 feet; thence N00°11'W 50.0 feet; thence 22.47 feet along the arc of a 25 foot radius curve to the left, the chord of which bears N64°04'E 65.16 feet; thence N89°49'E 264.38 feet; thence South 50.0 feet; thence N89°49'E 119.25 feet; thence North 468.0 feet; thence N89°49'E 119.25 feet; thence North 165.8 feet; thence 130.9 feet along the arc of a 50 foot radius curve to the right, the chord of which bears N15°00'E 96.59 feet; thence N89°49'E 175.0 feet; thence South 913.10 feet to the place of beginning.

That the said Howard Stewart, C.E. Livran, L.S. O'Nan and Lucy N. O'Nan have caused said real property to be laid out and surveyed as LOTS 1, 7, 8, 9, 10, 11 and 12, BLOCK 3; BLOCK 4 and BLOCK 7 of O'NAN SUBDIVISION, a subdivision of a part of Mesa County.

That said Howard Stewart, C.E. Livran, L.S. O'Nan and Lucy N. O'Nan hereby dedicate and set apart all of the streets and roads within the boundaries of the above metes and bounds description as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of real property labeled as utility easements on the accompanying plat as easements for the installation and maintenance of telephone and electric lines, poles and underground cables, storm and sanitary sewer mains, water mains and gas pipe lines; and those portions of real property labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduit.

That all expenses involving necessary improvements for a water system, sanitary sewer system, gas service, electrical service, grading and landscaping, storm sewer system, curbs and gutters, street pavement and sidewalks shall be financed by the purchaser or seller—not the County of Mesa.

IN WITNESS WHEREOF, said Howard Stewart, C.E. Livran, L.S. O'Nan and Lucy N. O'Nan have caused their names to be hereunto subscribed this 21st day of July, A.D. 1958.

STATE OF COLORADO } ss.
County of Mesa

The foregoing instrument was acknowledged before me this 21st day of July, A.D. 1958, by Howard Stewart, C.E. Livran, L.S. O'Nan and Lucy N. O'Nan.
My commission expires July 16, 1959.
Witness my hand and official seal.

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.
County of Mesa
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., A.D. 1958, and is recorded in Plat Book No. _____ Page _____
By _____
Clerk & Recorder

APPROVED THIS 20th DAY OF JULY, A.D. 1958, COUNTY PLANNING COMMISSION CERTIFICATE
County of Mesa, Colorado.
By _____ Chairman

APPROVED THIS 25th DAY OF JULY, A.D. 1958, BOARD OF COUNTY COMMISSIONERS CERTIFICATE
County of Mesa, Colorado.
By _____ Chairman

CERTIFICATE OF VACATION
Due to the convenience and access needs of the public being adequately served by the platting of land and public rights of way as shown hereon, the vacation of certain other portions of public road rights of way as shown hereon is hereby ordered.
Approved this 24th day of July, A.D. 1958, Board of County Commissioners of the County of Mesa, Colorado.
By _____ Chairman

APPROVAL BY IRRIGATION COMPANY
Irrigation easements as shown hereon are hereby approved, provided approved changes are made by the subdivider—not the Irrigation Company.
By _____
Manager, Grand Valley Water Users Association

SURVEYORS CERTIFICATE
I, Richard J. Mandeville, do hereby certify that the accompanying plat of LOTS 1, 7, 8, 9, 10, 11 AND 12, BLOCK 3; BLOCK 4 AND BLOCK 7 OF O'NAN SUBDIVISION, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a survey of the same.
Richard J. Mandeville
Registered Engineer & Land Surveyor

CRESTRIDGE HEIGHTS DISTRICT PLANNING COMMISSION CERTIFICATE
Approved this 28th day of July, A.D. 1958, Crestridge Heights District Planning Commission.
By _____ Chairman

SCALE 1"=60'
WESTERN ENGINEERS
MAP OF
BLOCKS 4 & 7 AND PART OF BLOCK 3
O'NAN SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED _____ W.F.G. DRAWN _____ R.J.M.
TRACED _____ J.M. CHECKED _____ R.J.M.
GRAND JUNCTION, COLO. DWG. NO. 1-137-2 7/11/58