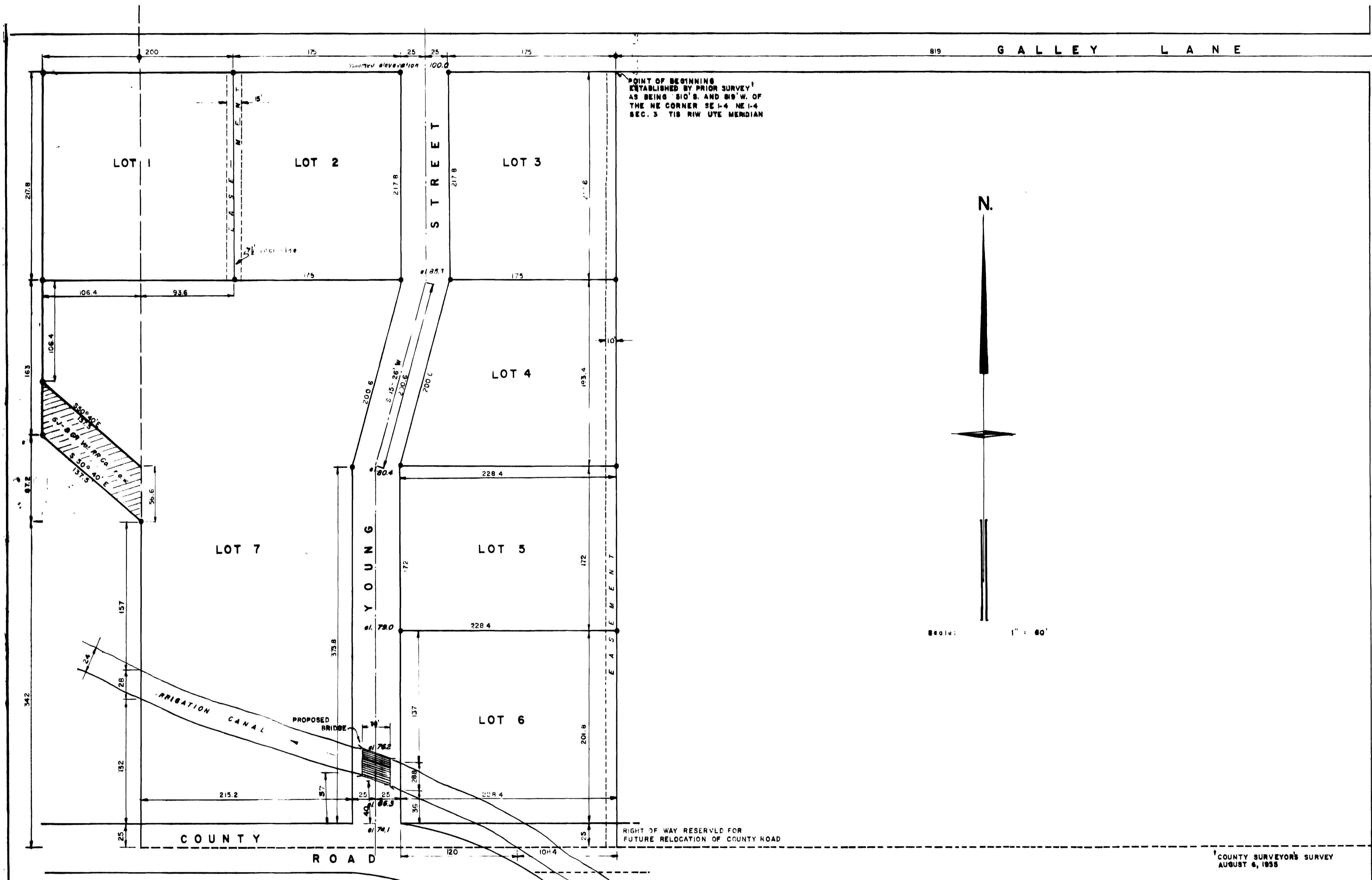


LINDA SUBDIVISION

MESA COUNTY, COLORADO



-EXPLANATION-

- ↑ steel pins
- easements

STATE OF COLORADO
COUNTY OF MESA

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED JOHN A. SHEPHERD & JOHN C. SHEPHERD, AS THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING BEGINNING AT A POINT MARKED BY A STEEL PIN IN GALLEY LANE AND WHICH HAS BEEN ESTABLISHED BY THE COUNTY SURVEYOR AS BEING 810' S. AND 810' W. OF THE NE CORNER OF THE SE 1/4 SEC. 3 T18 R1W UTE MERIDIAN, THENCE W 600' THENCE S 380.0' THENCE S 50° 40' E 137.8' THENCE S 88° 1' TO A POINT WHICH IS IN THE RIGHT OF WAY OF COUNTY ROAD 7 1/2' THENCE E 80' TO A POINT WHICH IS 810' S. OF THE POINT OF BEGINNING THENCE N. TO THE POINT OF BEGINNING, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF;

THAT THE SAID JOHN A. SHEPHERD & JOHN C. SHEPHERD HAVE CAUSED THE SAID REAL PROPERTY TO BE Laid OUT AND SURVEYED AS LINDA SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA;

THAT SAID JOHN A. SHEPHERD & JOHN C. SHEPHERD HEREBY DESIGNATE 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 TELEPHONE AND ELECTRIC LINES, POLES AND UNDERGROUND CABLES, STORM AND SANITARY SEWER 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 FOR A WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM SEWER SYSTEM, CURB AND GUTTERS, STREET PAVEMENT AND SIDEWALKS SHALL BE FINANCED BY THE PURCHASER OR SELLER—NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID JOHN A. SHEPHERD & JOHN C. SHEPHERD HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 2ND DAY OF October, A.D. 1955.

John A. Shepherd
John C. Shepherd

STATE OF COLORADO
COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF October, A.D. 1955, BY John A. Shepherd and John C. Shepherd.

MY COMMISSION EXPIRES June 30, 1956

WITNESS MY HAND AND OFFICIAL SEAL

Richard B. Williams
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., _____ A.D. 1955. AM. IS DULY RECORDED IN _____ P. AT BOOK NO. _____ PAGE _____

RECORDER
BY _____
DEPUTY

FEEES - _____

COUNTY PLANNING COMMISSION CERTIFICATE
APPROVED THIS 4TH DAY OF October, A.D. 1955
COUNTY PLANNING COMMISSION OF MESA COUNTY, COLORADO
W. H. Hamilton

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
APPROVED THIS 4TH DAY OF October, A.D. 1955
BOARD OF COUNTY COMMISSIONERS MESA COUNTY, COLORADO
W. Henry J. Imhoff

COUNTY SURVEYOR'S SURVEY
AUGUST 6, 1955

I, JOHN C. SHEPHERD DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A SURVEY OF SAID SUBDIVISION

John C. Shepherd
REGISTERED ENGINEER

EMPIRE ENGINEERS
Grand Junction, Colo.
October 2, 1955