

# NORTHSIDE PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Southwest Quarter (SW 1/4) of Section 36, Township 1 North, Range 1 West, Ute Meridian, as shown on the accompanying plat thereof, said plat being more particularly described as follows:

Commencing at the South quarter Corner (S 1/4 Cor) of said Section 36; Thence North 89°57'30" West along the South line of the said Southwest quarter (SW 1/4) of Section 36, with all bearings contained herein being relative thereto, a distance of 275.00 feet; Thence North 00°02'30" East 389.30 feet to a point on the Westerly Right-of-Way of the County Road (Horizon Drive), said point also being the True Point of Beginning; Thence North 58°27'00" West 300.00 feet; Thence South 14°06'44" West 526.32 feet to the North Right-of-Way of the County Road (G Road); Thence South 89°57'30" East along the said North Right-of-Way of the County Road (G Road) a distance of 143.00 feet to an intersection with the said Westerly Right-of-Way of the County Road (Horizon Drive); Thence along said Westerly Right-of-Way of the County Road (Horizon Drive) these two courses and distances:

Along the arc of a curve to the left having a radius of 1861.60 feet, for a distance of 284.30 feet, the chord of which bears North 35°45'00" East 284.02 feet.

North 31°22'30" East 144.15 feet.

to the True Point of Beginning, containing 2.368 Acres more or less.

That said Owners have caused the real property to be laid out as "Northside Park", a subdivision of a part of the County of Mesa.

That said Owners do hereby dedicate and set apart all those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of such utilities as, but not limited to, 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 drainage easements on the accompanying plat as easements for the installation and maintenance of drainage improvements.

That all expense of installation of utilities or ditches referred to above, for grading or landscaping and for street improvements shall be financed by the seller or purchaser - not the County of Mesa.

In WITNESS WHEREOF, said Owner, George S. Demos, has caused his name to be hereunto subscribed this 31<sup>st</sup> day of MAY, A.D., 1977.

George S. Demos  
George S. Demos

STATE OF COLORADO } ss The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of  
COUNTY OF MESA } A.D., 1977, by George S. Demos.

My Commission expires Nov. 16, 1980  
Witness my hand and official seal.

Valerie L. Southworth  
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } I hereby certify that this instrument was filed in my office at 4:46 o'clock P.M.,  
COUNTY OF MESA } ss July 18, A.D., 1977, and is duly recorded in plat book 11,  
Page 279, Reception No. 1127430.

Earl Sawyer  
Clerk and Recorder

By Hazel M. Huskey  
Deputy

Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15<sup>th</sup> day of JUNE, A.D., 1977, County Planning Commission of the County of Mesa, Colorado.

V.L. Anderson  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11 day of July, A.D., 1977, Board of County Commissioners of the County of Mesa, Colorado.

Howard Roland  
Chairman

SURVEYOR'S CERTIFICATE

I, Kenneth M. Weathers, do hereby certify that the accompanying plat for Northside Park, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same.

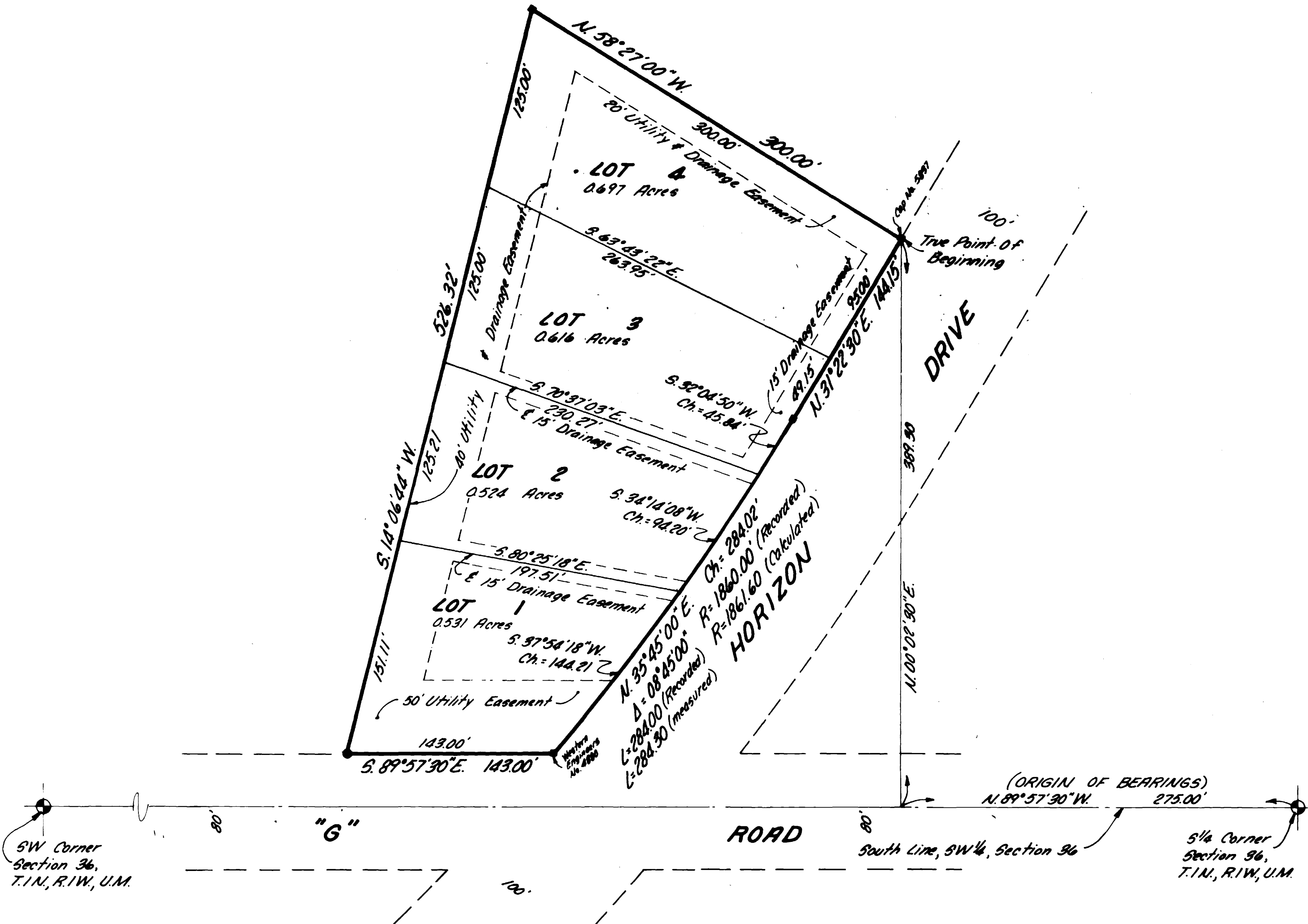
12:03  
Kenneth M. Weathers  
Kenneth M. Weathers, Registered Land Surveyor  
Mesa, Colorado, Reg. No. 12483

Approved for content and form only and not to the accuracy of calculations or drafting. Pursuant to C.R.S. 1963, 130-2-2 as amended.

R.C. Head Date: 7-12-77  
Mesa County Surveyor

William S. Demos  
Mesa County Road Department

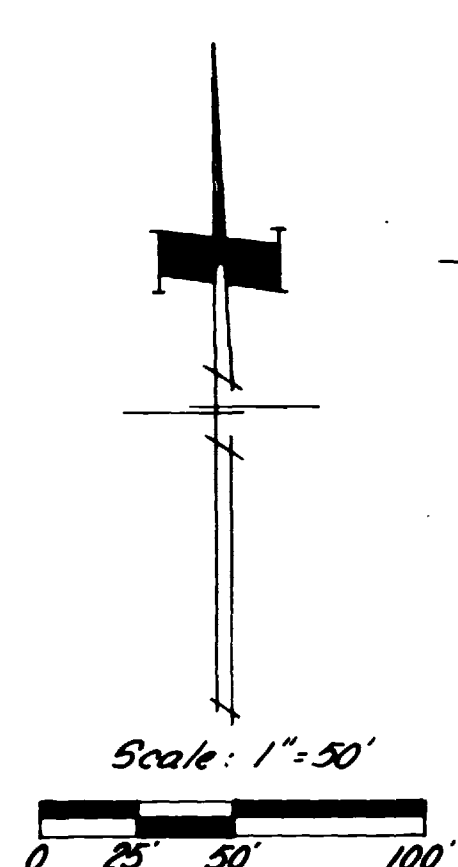
Date: July 6, 1977



SW Corner  
Section 36,  
T.1N., R.1W., U.M.

(ORIGIN OF BEARINGS)  
N. 89°57'30" W. 275.00'

5/4 Corner  
Section 36,  
T.1N., R.1W., U.M.



- Mesa County Brass Cap
- 5/8" Rebar and Monument Cap Set by N.H.P.G.
- Found Property Corners Set by Others

**AREA QUANTITIES**  
Total Area = 2.368 Acres (calculated) 2.3456 Acres (recorded)  
Total Area in Lots = 2.368 Acres  
Total No. of Lots = 4

**NORTHSIDE PARK**

PREPARED BY:  
**NELSON HALEY PATTERSON & QUIRK INC.**  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO APRIL, 1977