

PIONEER VILLAGE SOUTH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Brach, Inc, a Colorado Corporation is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 SW 1/4, Section 15, T15, R1W, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning N0°11'26"E 671.56 feet and N69°13'00"E 359.03 feet from the Southwest Corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, thence N69°13'00"E 643.44 feet, thence S65°47'00"E 70.7 feet, thence S20°47'00"E 217.6 feet, thence S8°09'00"W 339.7 feet, thence S38°48'00"W 233.51 feet, thence N25°36'00"E 177.2 feet, thence N49°00'00"W 209.0 feet, thence N54°15'00"W 278.0 feet, thence N54°40'00"W 108.96 feet to the point of beginning. EXCEPT; Beginning N0°11'26"E 671.56 feet and N69°13'00"E 786.97 feet from the Southwest corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, thence N69°13'00"E 215.5 feet, thence S65°47'00"E 70.7 feet, thence S20°47'00"E 194.6 feet, thence S66°10'30"W 231.19 feet, thence N49°00'00"W 81.36 feet, thence N19°35'45"W 185.21 feet to the point of beginning. Containing 4.872 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Pioneer Village South, a subdivision of a part of Mesa County, Colorado.

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 forever, and hereby dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 18th day of July A.D., 1979.

Brach, Inc.
a Corporation

Attest:

Betty M. Brach
Betty M. Brach, Secretary

Louis R. Brach
Louis R. Brach, President

STATE OF COLORADO }
COUNTY OF MESA } ss.

The foregoing instrument was acknowledged before me this 18th day of July, A.D., 1979, by Louis R. Brach as president, and Betty M. Brach as Secretary of Brach, Inc. a Corporation

My Commission Expires: 12-6-80
Witness My Hand and Official Seal.

Joanne Burg
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss.

I hereby certify that this instrument was filed in my office at 9:08 o'clock A M, this 27 day of July, A.D., 1979, and is duly recorded in Plat Book No. 12 Page 188
Earl Sawyer Deputy
Clerk and Recorder Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23rd day of APRIL, A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

H.C. Fallatt
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 23rd day of APRIL, A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Majors Allred
Chairman

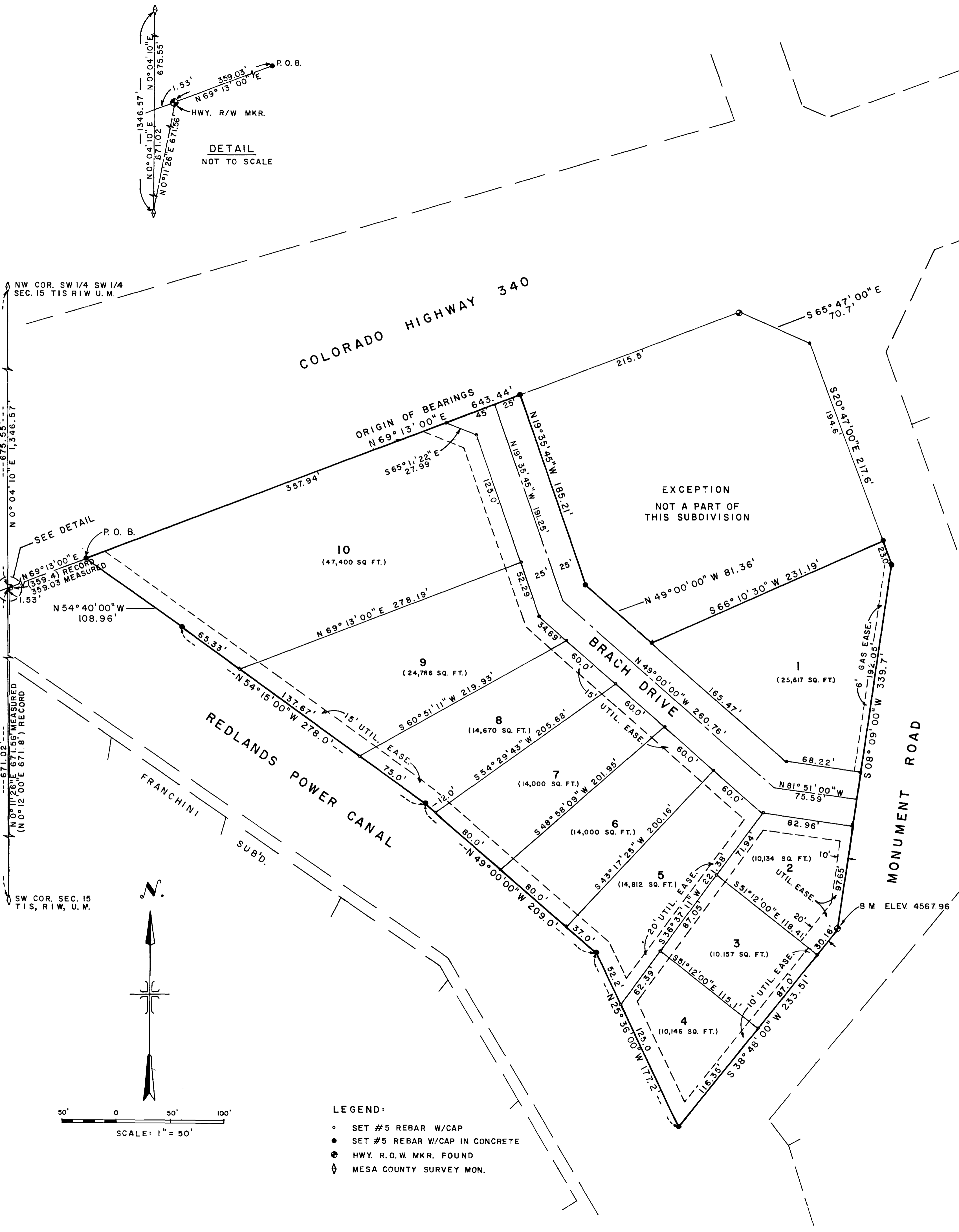
SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Pioneer Village South, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

J. Boyd Peterson
J. Boyd Peterson
Registered Land Surveyor
Colorado Registration No. 5837

By: *Bill Berman* Date 7-23-79
Mesa County Road Department

WESTERN ENGINEERS, INC.
PLAT OF
PIONEER VILLAGE SOUTH
MESA COUNTY, COLORADO
SURVEYED J.B.P. DRAWN A.S.C. CHECKED J.B.P.
GRAND JUNCTION, COLO. DWG. 2110-726-6 4/17/79



DETAIL
NOT TO SCALE

EXCEPTION
NOT A PART OF
THIS SUBDIVISION

LEGEND:
○ SET #5 REBAR W/CAP
● SET #5 REBAR W/CAP IN CONCRETE
⊙ HWY. R.O.W. MKR. FOUND
⊠ MESA COUNTY SURVEY MON.

SCALE: 1" = 50'

