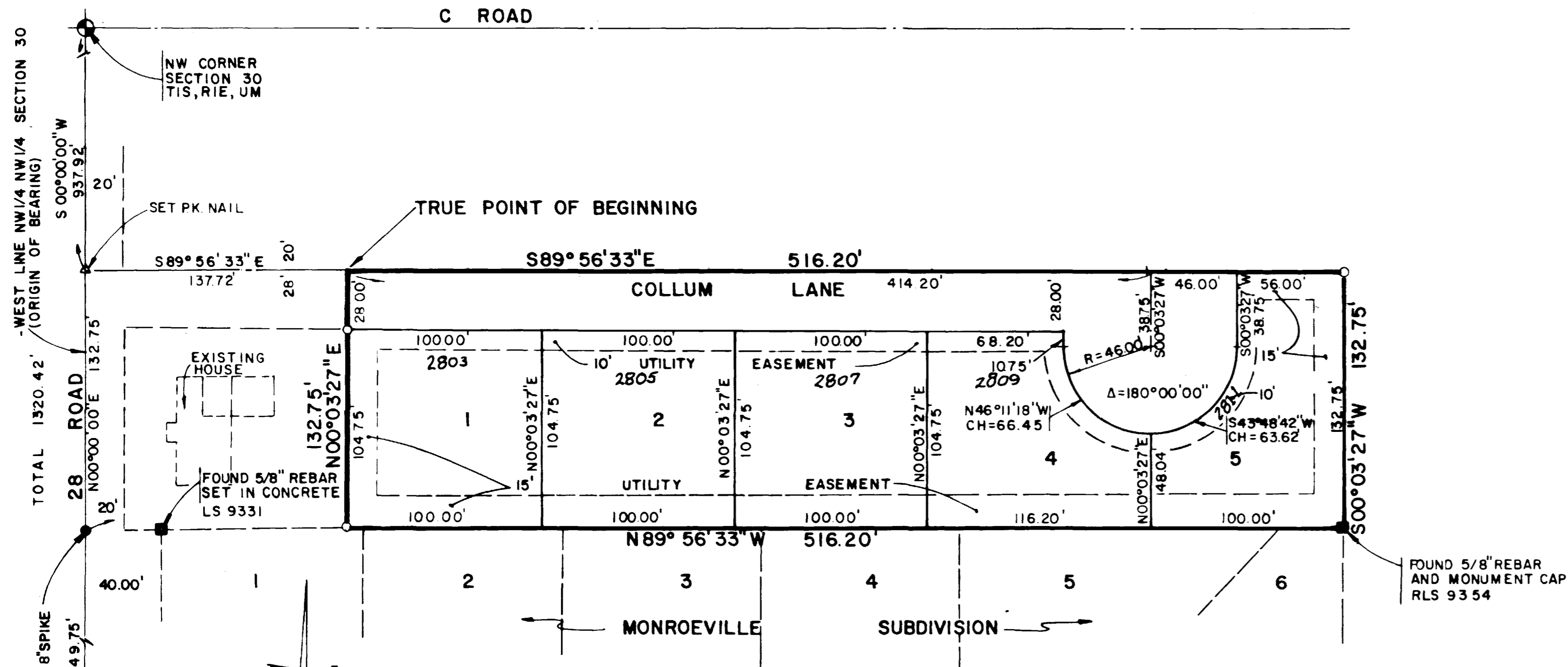


# PINYON HEIGHTS



### LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

### AREA QUANTITIES

Total Acres In Lots	1.178 Ac or 74.89%
Total Acres In Street	0.395 Ac or 25.11%
Total Acres	1.573 Ac or 100.00%
Total Number Of Lots	5

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert J. Elliott and Dortha W. Elliott are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 NW 1/4 of Section 30, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NW Corner of said Section 30; Thence S 00° 00' 00" W along the west line of the NW 1/4 NW 1/4 of said Section 30 a distance of 937.92 feet; Thence S 89° 56' 33" E 137.72 feet to the TRUE POINT OF BEGINNING; Thence continuing S 89° 56' 33" E 132.75 feet; Thence S 00° 03' 27" W 132.75 feet; Thence N 89° 56' 33" W 132.75 feet; Thence N 00° 03' 27" E 132.75 feet to the TRUE POINT OF BEGINNING, CONTAINING \_\_\_\_\_ acres.

That said owners have caused the said real property to be laid out and surveyed as Pinyon Heights, 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 Public Utilities 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 utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such 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 14<sup>th</sup> day of MAY A.D., 1979.

Robert J. Elliott  
Robert J. Elliott

Dortha W. Elliott  
Dortha W. Elliott

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MAY A.D., 1979 by Robert J. Elliott and Dortha W. Elliott.

My commission expires: Aug 4<sup>th</sup> 1981. Witness my hand and official seal. Wanda J. Gable  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 3:37 o'clock P. on this 13 day of May 1980 A.D., 1980 and is duly recorded in Plat Book No. 12, Page 261 Rec # 1223915

Earl Sawyer  
Clerk and Recorder

Deputy

Fees: 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 24 day of May A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

R.C. Gallant  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 25<sup>th</sup> day of MARCH A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Rich Estrom  
Chairman

### SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Pinyon Heights, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 5/6/80  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 6960

By: Bill Benson  
Mesa County Road Department

Date: 4-28-80

PINYON HEIGHTS

