

1st. ADD. MONUMENT MEADOWS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Howard Jensen and Avanel Jensen are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in part of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point from whence the Southeast Corner (SECor.) of Lot 3, Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian bears North 09°49'00" East, 896.00 feet, Said Point of Beginning also being the Southwest Corner (SWCor.) of Lot 5, Block 1 of Monument Meadows Subdivision as filed and recorded in the records of Mesa County, Colorado; Thence South 89°56'00" West, 531.10 feet; Thence South 89°57'00" West, 709.60 feet; Thence North 35°58'00" East, 732.57 feet; Thence North 16°57'00" West, 403.45 feet; Thence North 90°00'00" East, 433.51 feet; Thence North 00°00'00" East, 450.00 feet; Thence North 44°44'00" West, 551.15 feet to the center line of South Broadway, a county roadway; Thence along said center line of South Broadway by the following three courses and distances: North 81°38'00" East, 177.90 feet; North 68°43'00" East, 403.90 feet; North 77°14'00" East, 496.40 feet;

Thence South 00°24'00" East, 583.43 feet; Thence South 88°43'00" East, 487.09 feet; Thence North 00°24'00" West, 378.70 feet; Thence North 89°26'00" East, 240.20 feet to a point on the East line of the Northeast Quarter (NE1/4) of said Section 26, Township 11 South, Range 101 West, of the 6th Principal Meridian, Mesa County, Colorado, said point also being the center line extended of South Camp Road; Thence South 00°26'00" East, along said East line of the Northeast Quarter (NE1/4) of Section 26 and the center line of South Camp Road extended 275.36 feet to the Northeast Corner (NECor.) of Monument Meadows Subdivision as filed and recorded in the records of Mesa County, Colorado; Thence along the northerly and westerly boundary of said Monument Meadows Subdivision by the following three courses and distances:

North 73°08'00" West, 164.53 feet; South 00°16'00" East, 344.3 feet; South 40°32'00" West, 84.20 feet; Thence South 90°00'00" West, 182.07 feet; Thence South 00°00'00" West, 346.92 feet to a point on the westerly boundary of said Monument Meadows Subdivision; Thence along said westerly boundary of Monument Meadows by the following seven courses and distances: South 55°52'00" West, 4.60 feet; South 32°25'00" West, 67.50 feet; South 58°40'00" West, 96.80 feet; South 47°47'00" West, 157.50 feet; South 54°10'00" West, 96.70 feet; South 31°14'00" West, 98.30 feet; South 12°41'00" West, 561.90 feet to the Point of Beginning.

Said tract of land contains 50.57 acres.

That said owners have caused the said real property to be laid out and surveyed as First Addition to Monument Meadows Subdivision, a subdivision of a part of the County of Mesa.

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 those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as 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 irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

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

IN WITNESS WHEREOF, said Howard Jensen and Avanel Jensen have caused their names to be hereunto subscribed this 6th day of July A.D., 1970.

Howard Jensen Avanel Jensen
Howard Jensen Avanel Jensen

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 6th day of July, A.D., 1970, by Howard Jensen and Avanel Jensen.

My Commission expires 4-1-74
Witness my hand and official seal

James A. Hill
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 4:15 O'Clock P.M. Aug 5 A.D., 1970, and is duly recorded in Plat Book No. 11, Page 19.

Clerk and Recorder Annice M. Hunter Deputy
Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of July A.D., 1970.
County Planning Commission of the County of Mesa, Colorado.

James A. Hill
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 20th day of July A.D., 1970
Board of County Commissioners of the County of Mesa, Colorado.

James A. Hill
Chairman

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the planning of land and public right-of-way, the vacation of fractional parts of previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered:
Approved this 20th day of July A.D., 1970, by the Board of County Commissioners, County of Mesa, Colorado.

James A. Hill
Chairman

SURVEYOR'S CERTIFICATE

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

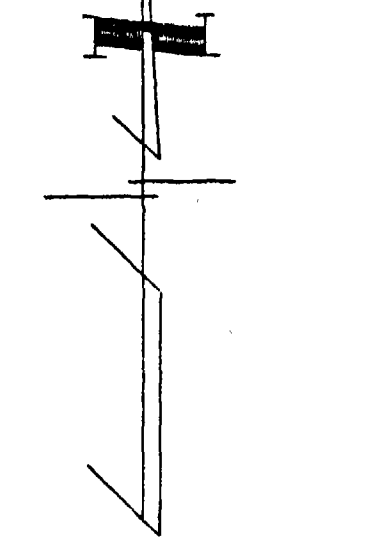
James T. Patty, Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colorado Reg. No. 9960

Approved for Content and Form only and not to the accuracy of Surveys, calculations, or drafting. Pursuant to C.R.S. 1963 136-2-2 as amended.

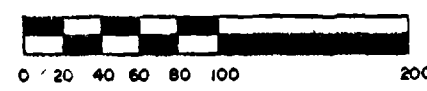
By: Robert C. Head Date 7/15/70
Mesa County Surveyor

1ST. ADD. MONUMENT MEADOWS SUB.

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SCALE: 1" = 100'

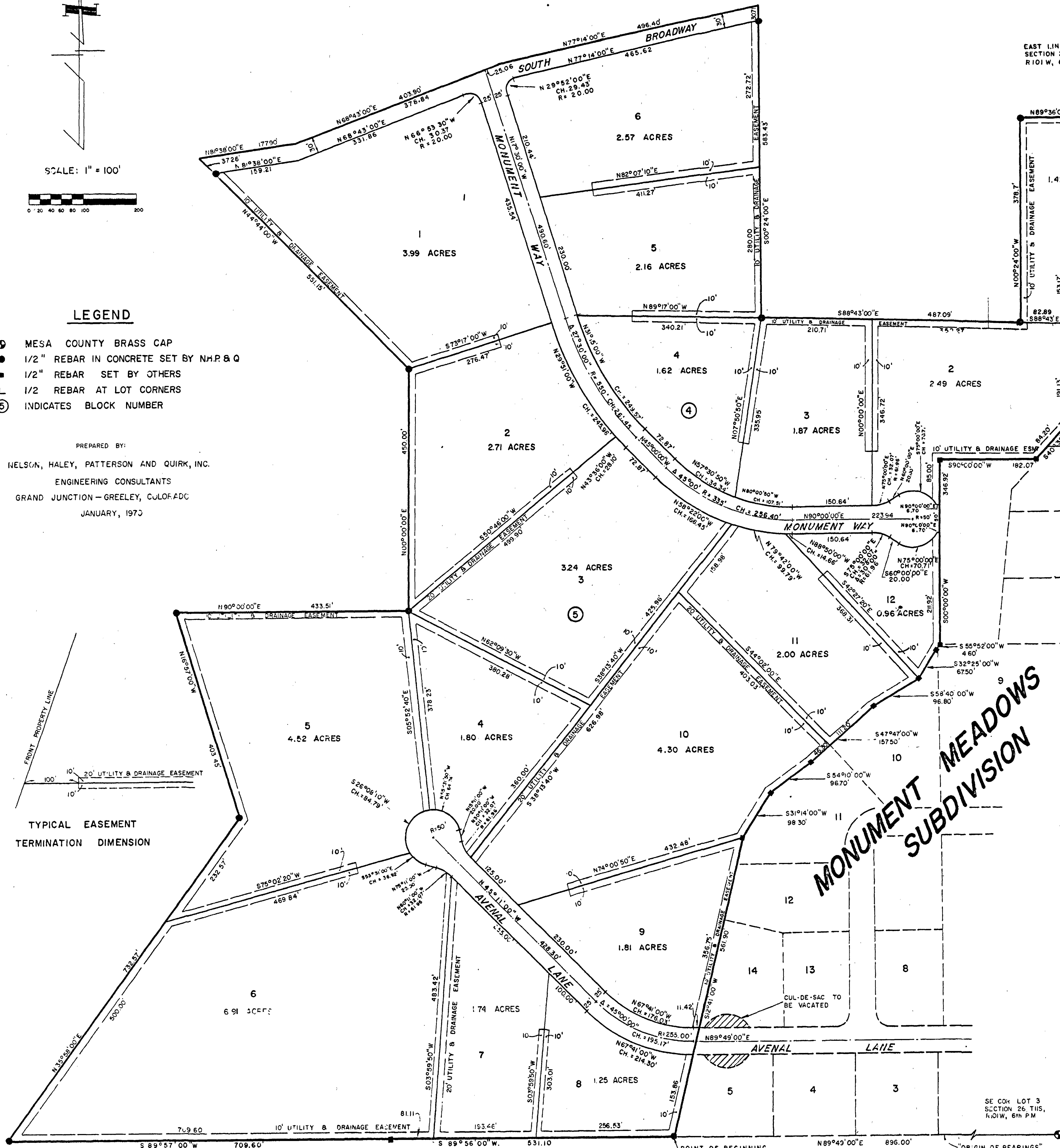


LEGEND

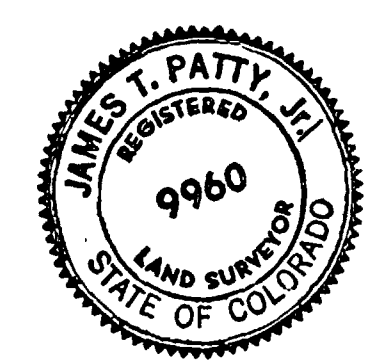
- MESA COUNTY BRASS CAP
- 1/2" REBAR IN CONCRETE SET BY N.H.P. & Q.
- 1/2" REBAR SET BY OTHERS
- L 1/2" REBAR AT LOT CORNERS
- ⑤ INDICATES BLOCK NUMBER

PREPARED BY:

NELSON, HALEY, PATTERSON AND QUIRK, INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION - GREELEY, COLORADO
JANUARY, 1970



TYPICAL EASEMENT
TERMINATION DIMENSION



SE COR. LOT 3
SECTION 26 T11S,
R101W, 6th P.M.

MONUMENT MEADOWS
SUBDIVISION