

PERKINS SUBDIVISION FIRST ADDITION - REPLAT NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ralph Foster, B. F. Crone, Dixon Inc (Bruce E. Dixon, President, Louise A. Dixon, Secretary) and Industrial Development, Inc (Harvey Blickmann, President, Dale J. Hollingsworth, Secretary) are the owners of a tract of real property situated in the County of Mesa, State of Colorado, and lying in the NE 1/4 NE 1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat, said tract consisting of Perkins Subdivision - First Addition as filed in Plat Book 9, Page 177 in the office of the Mesa County Clerk and Recorder plus other contiguous parcels, all enclosed within the following metes and bounds description:

Beginning at a point which is N 89°33'W 180.0 feet and South 30.0 feet from the Northeast corner of Section 26, Township 1 South, Range 1 West of the Ute Meridian; thence South 150.0 feet, thence S 89°33'E 150.0 feet, thence South 481.0 feet, thence N 89°30'W 957.55 feet, thence N 00°03'W 50.0 feet; thence N 89°30'W 170.0 feet, thence N 00°03'W 579.97 feet, thence S 89°33'E 978.10 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and replatted as Perkins Subdivision-First Addition - Replat No. 1, a subdivision of a part of Mesa County,

That said owners do hereby dedicate and set apart all of the streets, roads and alleys, 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, and improvements shall be financed by the seller or purchaser—not the County of Mesa,

That the ownership of the land within said subdivision, as of the date of filing of this map, is as shown on the accompanying plat

IN WITNESS WHEREOF, said Ralph Foster, B. F. Crone, Dixon Inc. (Bruce E. Dixon, President and Louise A. Dixon, Secretary) and Industrial Development, Inc. (Harvey Blickmann, President, Dale J. Hollingsworth, Secretary) have caused their names to be hereunto subscribed this 7th day of August, A. D. 1967.

DIXON INC. Bruce E. Dixon Pres. Louise A. Dixon Secy. Ralph Foster

INDUSTRIAL DEVELOPMENT, INC. Harvey Blickmann Pres. B. F. Crone

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 7th day of August, A. D. 1967, by Ralph Foster, B. F. Crone, Bruce E. Dixon, President and Louise A. Dixon, Secretary for Dixon, Inc., and Harvey Blickmann, President, and Dale J. Hollingsworth, Secretary for Industrial Development, Inc.

My Commission expires: November 1, 1970
Witness my hand and official seal.

William E. ...
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of August, A. D., 1967.
County Planning Commission of the County of Mesa, Colorado

By Robert A. ...
Acting Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE OF VACATION & APPROVAL

In order to describe and replat public rights-of-way within Perkins Subdivision-First Addition, a subdivision of a part of the County as filed in Plat Book 9, Page 177 in the office of the Mesa County Clerk and Recorder, portions of said rights-of-way, which are not in conformance with this plat of Perkins Subdivision, First Addition-Replat No. 1 are hereby vacated and this plat is hereby approved.

Approved this 14th day of August, A. D. 1967
Board of County Commissioners of the County of Mesa, Colorado.

By Salute ...
Chairman

SURVEYORS CERTIFICATE

I, Richard J. Mandeville do hereby certify that the accompanying plat of Perkins Subdivision, First Addition - Replat No. 1, a subdivision of a part of the County of Mesa, Colorado has been prepared under my supervision and direction and accurately represents a field survey of the same

Richard J. Mandeville
Registered Engineer & Land Surveyor

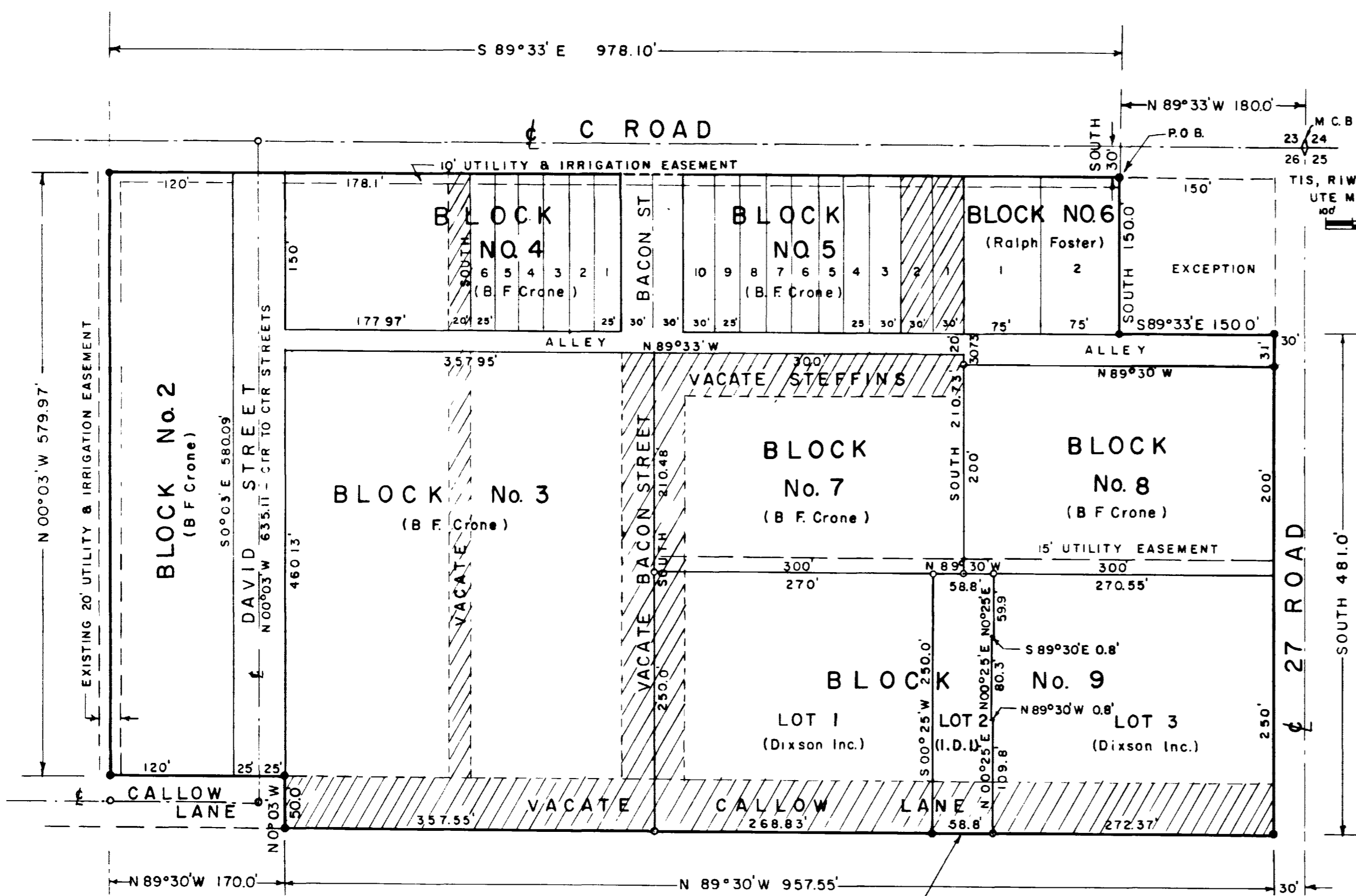
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CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 2:50 o'clock P. M. Sept 5 AD 1967, and is duly recorded in Plat Book No. 10, Page 47

By Winnie M. Dunston
Clerk and Recorder
Deputy



LEGEND

- Steel Pins
- Steel Pins set in Concrete

NOTE

Bearings referred to U.S.G.L.O along the East line of Section 26, T.1S, R.1W Ute Mer

To N 1/4 Cor
Sec. 26 & 25
M.C.B.C. #255

WESTERN ENGINEERS, INC
PLAT OF
PERKINS SUBDIVISION
FIRST ADDITION - REPLAT NO. 1
MESA COUNTY, COLORADO

SURVEYED W.F.O. DRAWN R.C.M. TRACED J.A.
GRAND JUNCTION, COLO. 1-305-2 7/27