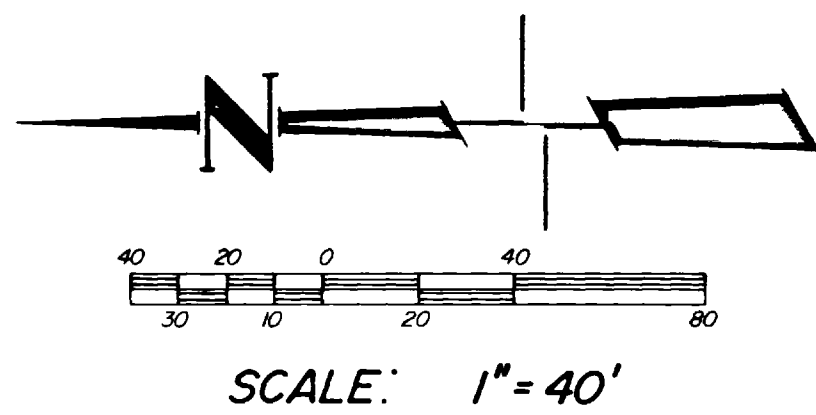
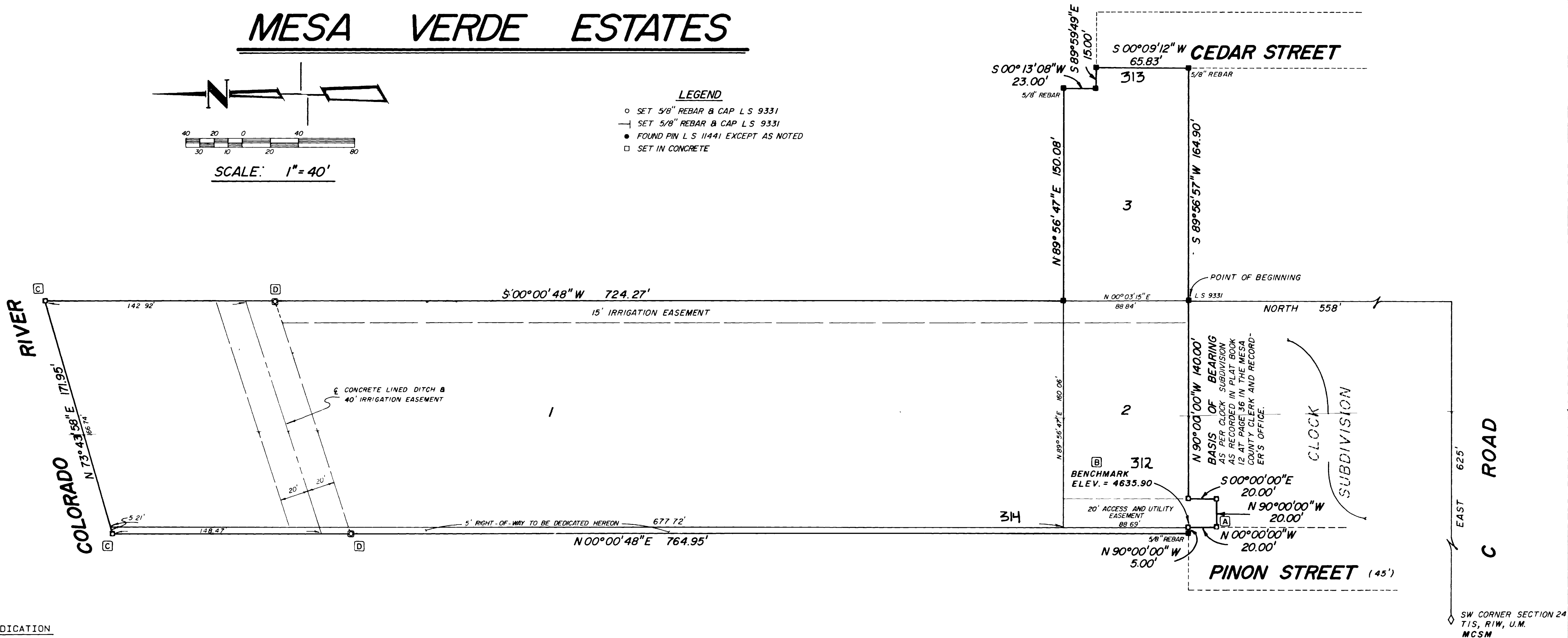


# MESA VERDE ESTATES



- LEGEND**
- SET 5/8" REBAR & CAP L.S. 9331
  - SET 5/8" REBAR & CAP L.S. 9331
  - FOUND PIN L.S. 11441 EXCEPT AS NOTED
  - SET IN CONCRETE



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Eugene Green, joint tenant, and Betty S. Green, joint tenant, are the owners of that real property being described as follows:

A tract or parcel of land situated in the Southwest quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Clock Subdivision as recorded in Plat Book 12 at Page 36 in the Mesa County Clerk and Recorder's Office, which bears North 558 feet and East 625 feet from the Southwest corner of said Section 24 and considering the Northerly line of said Clock Subdivision to bear N 90°00'00"W and all bearings contained herein to be relative thereto; thence N 90°00'00"W along said Northerly line 140.00 feet to the Easterly boundary of that property described in Book 1141 at Page 205 in the Mesa County Clerk and Recorder's Office, thence S 00°00'00"E 20.00 feet, thence N 90°00'00"W 20.00 feet, thence N 00°00'00"W 20.00 feet, thence N 90°00'00"W 5.00 feet to the Northwest corner of said Clock Subdivision, thence leaving said Northerly line N 00°00'48"E 764.95 feet to the Southerly bank of the Colorado River, thence N 73°43'58"E along said Southerly bank 171.95 feet, thence leaving said Southerly bank S 00°00'48"W 724.27 feet to the Northerly line of a road right-of-way as described in Book 1400 at Page 520 in the Mesa County Clerk and Recorder's Office, thence N 89°56'47"E along said Northerly line 150.08 feet, thence leaving said Northerly line S 00°13'08"W 23.00 feet, thence S 89°59'49"E 15.00 feet to the Westerly right-of-way of Cedar Street, thence S 00°09'12"W along said Westerly right-of-way 65.83 feet, thence leaving said Westerly right-of-way S 89°56'57"W 164.90 feet to the Point of Beginning. Said tract or parcel contains 3.33 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as MESA VERDE ESTATES a subdivision, City of Grand Junction, County of Mesa, State of Colorado.

That said owner does 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 dedicates 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 the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 25<sup>th</sup> day of July, A.D. 1984.

Eugene Green  
Eugene Green,

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, A.D. 1984 by Eugene Green, 7-2-86

My commission expires: \_\_\_\_\_  
Witness my hand and official seal: \_\_\_\_\_

Mary Ann Swartz  
Notary Public



**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
                                  ) ss 1367700  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:20 o'clock P.M. this 25<sup>th</sup> day of July, A.D. 1984 and is duly recorded as Reception Number 1369705 in Plat Book 131 at Pages 264 through \_\_\_\_\_ inclusive.

Earl Sawyer  
Clerk and Recorder

By: Guay French 10.00  
Deputy Fees  
y 79

**CITY APPROVAL**

This plat of MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_.

Mark Achen  
City Manager

J.P. Mike Polanco  
President of Council

San E. Metzner  
Director of Development

Jan Jansmaier  
Chairman, Grand Junction Planning Commission

Kenneth A. Reed  
Grand Junction City Engineer

**SURVEYORS CERTIFICATE**

I, William G. Ryden, do hereby certify that the accompanying plat of MESA VERDE ESTATES, a subdivision, City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents the same.

William G. Ryden  
William G. Ryden  
Registered Land Surveyor L.S. 8331

**CERTIFICATE OF VERIFICATION**

I, John Robert Lehti, do hereby certify that on the 21st day of July 1984 I made a field inspection of the monuments shown on the exterior boundary of the above plat for MESA VERDE ESTATES and found them to exist as shown except as follows:

- A) LS 9331 not found, set PLS 18467 in concrete
- B) Established benchmark
- C) LS 9331 not found
- D) Found LS 9331 set in concrete

John Robert Lehti  
John Robert Lehti P.L.S. 18467

NOTICE: According to Colorado law you must commence any action based on any defect in this survey within six years after the date of this survey. In no event, may any action based upon any defect in this survey, be commenced more than ten years from the date of the certification shown herein.

	<b>MESA VERDE ESTATES</b> LOCATED IN THE SW 1/4 OF SECTION 24 T.1S. R.1W. OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO	
	DES R.R.F. CK DR L.P. DATE 8/83	JOB NO 83-1167 COUNTY FILE NO 41-83

Poor Quality WHEN Recorded  
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