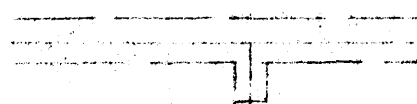


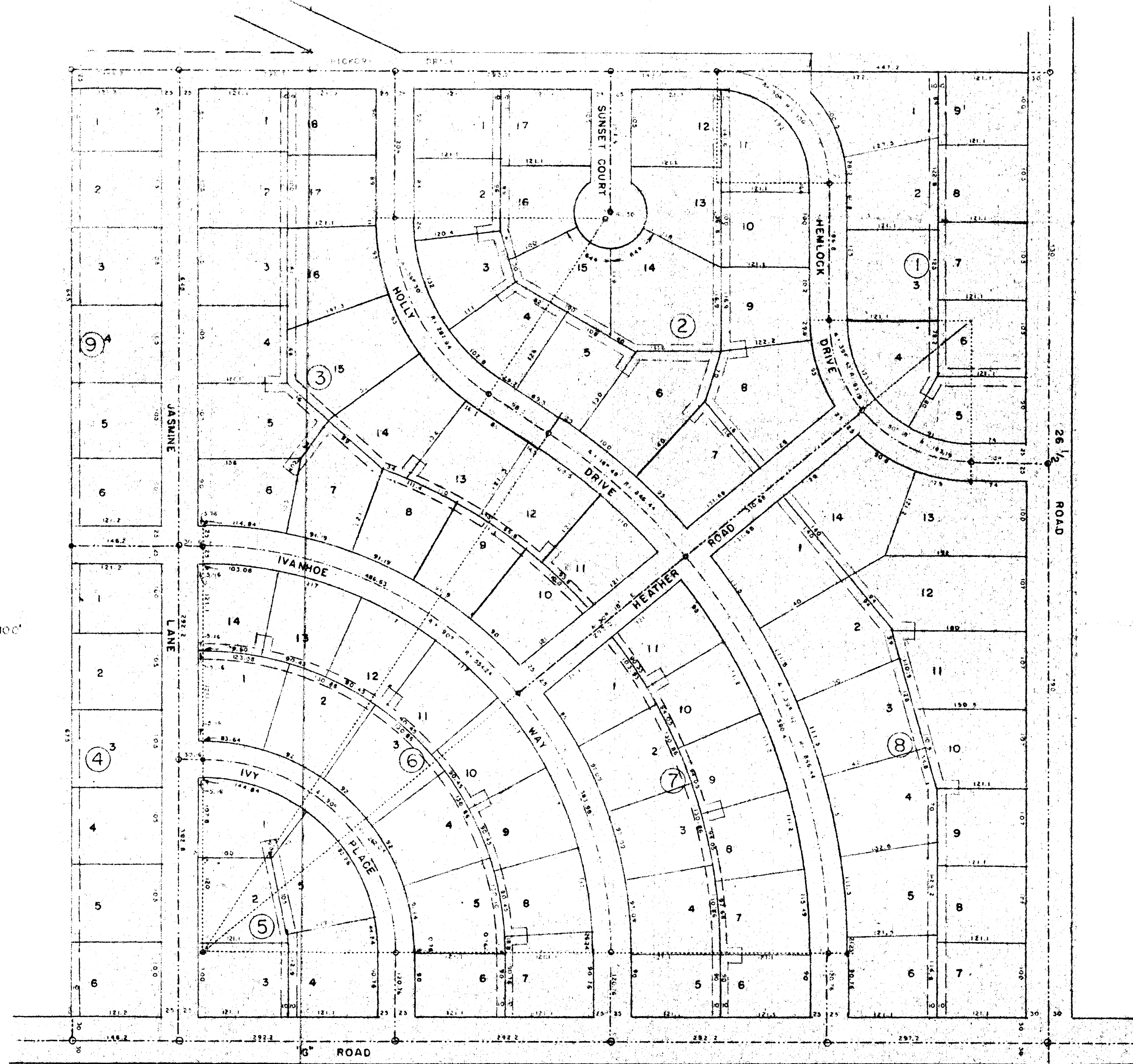
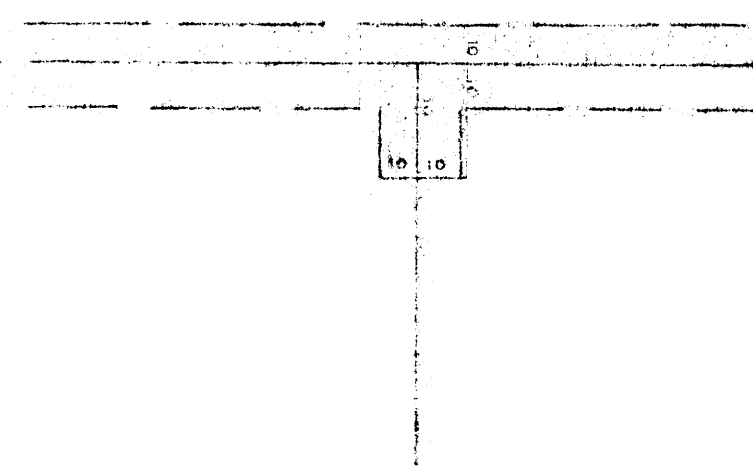
MESA COUNTY COLORADO  
SUNSET TERRACE REPLAT

NOTE: On curves the side lines of all lots are 90° from the tangent to the curve at that point.  
On straightway the side lines of all lots are 90° from the street line.

Utility Easements shown thus



Enlarged drawing showing dimensions of utility easements.



Scale 1" = 100'

KNOW ALL MEN BY THESE PRESENTS That the undersigned, Holly Builders Inc., a Colorado corporation, and Alice C. Wagner and Donald H. Wagner, being the owners of the SE 1/4 SW 1/4 section 35 T 1 N R 1 W 1/2 Meridian, the same being subdivided and filed as SUNSET TERRACE, have caused this SUNSET TERRACE REPLAT to be made. That the said owners do hereby, set apart and dedicate, all of the roads as shown hereon to the use of the public forever. That they also dedicate the portions shown as Utility Easements, for the construction, operation and maintenance of telephone and power lines, sewer, water and gas mains and for irrigation ditches and other utilities. It is understood and agreed that the County of Mesa shall not be held liable for the cost of construction of the roads, ditches or utilities in this subdivision.

In witness whereof we have hereunto subscribed our names this 4 day of SEPTEMBER 1957

Holly Builders Inc., a Colorado Corporation



Alice C. Wagner  
Alice C. Wagner  
Donald H. Wagner  
Donald H. Wagner

By E. L. Potarf  
E. L. Potarf, President  
O. F. Watson  
O. F. Watson, Secretary

STATE OF COLORADO )  
County of SEVIER ) SS  
The foregoing instrument was acknowledged before me by E. L. Potarf and O. F. Watson, President and Secretary of the Holly Builders Inc., on the 4th day of SEPTEMBER A. D. 1957.  
My commission expires JANUARY 23, 1961

B. Sabin  
Notary Public

STATE OF COLORADO )  
County of Mesa ) SS  
The foregoing instrument was acknowledged before me by Alice C. Wagner and Donald H. Wagner on the 4 day of September A. D. 1957.  
My commission expires January 31, 1959

Robert S. Adams  
Notary Public

Approved by the Crest Ridge Planning Commission this 26 day of September 1957  
By Charles Pluck  
Chairman

Approved by the Mesa County Planning Commission, this 23 day of Sept. 1957  
By Ernest Hansen  
Chairman

Approved by the Board of County Commissioners of the County of Mesa this 24 day of September 1957  
By R. I. Morrison  
Chairman

705128

I Roy L. George hereby certify that this is a true and correct plat of survey of the above described land and of the subdivision of the same

Roy L. George  
County Surveyor  
Registered Surveyor

I hereby certify that this instrument was filed in my office at 2:50 o'clock P.M. Sept 21, 1957 1957, and is recorded in plat book 9 of page 33

[Signature]  
Clerk and Recorder

By \_\_\_\_\_  
Deputy.

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SE cor. SE 1/4 SW 1/4 sec 35  
T 1 N R 1 W 1/2 Meridian