

REDLANDS VILLAGE ACRES

FILING No. 1

KNOW ALL MEN BY THESE PRESENTS:

DEDICATION

That the undersigned Ben E. Carnes, Kenneth P. McIntire, Walter S. Fees, Jr., William H. Nelson and Max A. Krey are the owners of that real property situated in the County of Mesa, State of Colorado and lying in part of the Northeast Quarter (NE1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said tract being more specifically described as follows:

Beginning at a point North 01°02'00" West, 516.21 feet from the Southwest Corner (SWCor.) of the Northeast Quarter (NE1/4) of said Section 7 and considering the West line of the Northeast Quarter (NE1/4) of said Section 7 to bear North 01°02'00" West with all other bearings contained herein relative thereto; thence North 01°02'00" West, 1451.49 feet along the West line of the Northeast Quarter (NE1/4) of said Section 7, to the Northwest Corner (NWCor.) of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 7; Thence North 89°49'10" East along the North line of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 7, 435.00 feet; Thence South 00°57'46" West, 856.98 feet; Thence South 90°00'00" West, 40.00 feet; Thence South 01°02'00" East, 365.17 feet; Thence South 90°00'00" West, 365.17 feet to the Point of Beginning.

Said tract of land contains 13.251 acres.

That the said owners have caused the said real property to be laid out and surveyed as Redlands Village Acres, Filing No. 1, 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 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 expense 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 by the County of Mesa.

IN WITNESS WHEREOF, said Ben E. Carnes, Kenneth P. McIntire, Walter S. Fees, Jr., William H. Nelson, and Max A. Krey have caused their names to be hereunto subscribed this 20th day of October, A.D., 1970.

Ben E. Carnes *William H. Nelson* *Kenneth P. McIntire*
Ben E. Carnes William H. Nelson Kenneth P. McIntire

Walter S. Fees, Jr. *Max A. Krey*
Walter S. Fees, Jr. Max A. Krey

STATE OF COLORADO) ss

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20th day of October, 1970, by Ben E. Carnes, Kenneth P. McIntire, Walter S. Fees, Jr., William H. Nelson, and Max A. Krey.

My commission expires Oct 20 - 1971

Witness my hand and official seal

Charles Stoff
NOTARY PUBLIC

STATE OF COLORADO) ss 995043
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:48 o'clock P.M. Oct 30 A.D., 1970, and is duly recorded in Plat Book No. 11, Page 23.

Charles Stoff Deputy Fees \$ 12.00
Clerk and Recorder

Approved this 13th day of October, A.D., 1970.
County Planning Commission of the County of Mesa, Colorado.

Approved this 30th day of October, A.D., 1970.
Board of County Commissioners of the County of Mesa, Colorado.

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Redlands Village Acres, Filing No. 1, 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 Registration 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 *Paul C. Harp* Date 10/19/1970
Mesa County Surveyor

ENGINEERING
REDLANDS VILLAGE ACRES
FILING No. 1
Prepared By:
NELSON, HALEY, PATTERSON & QUIRK
ENGINEERING CONSULTANTS
Grand Junction, Colorado

STATE OF COLORADO) ss.
COUNTY OF MESA)

AFFIDAVIT OF CORRECTION

James T. Patty, Jr., of lawful age, being first duly sworn upon oath deposes and says:

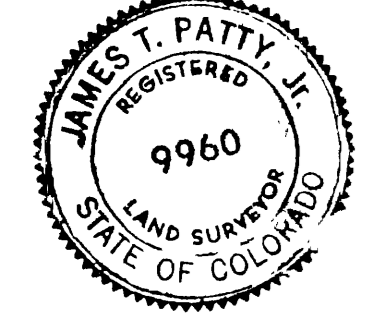
That he is a registered land surveyor of the State of Colorado and that he surveyed, prepared and certified the map of Redlands Village Acres, Filing Number 1, a subdivision located in part of the Northeast Quarter (NE1/4), Section 7, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, said map having been recorded in Book 11 of maps at Page 23 Reception No. 995043 of the Mesa County, Colorado Records.

Affiant further says that on the above described map of Redlands Village Acres, Filing Number 1, on the plat, the South lot line of Lot Ten (10) Block One (1) reads South 90°00'00" West, 355.53 feet; that the correct bearing and distance is South 90°00'00" West, 335.53 feet and that the incorrect distance was placed on said map through inadvertence and error.

Affiant further says that the above described lot line is properly drawn and scaled and there is no other error pertaining thereto other than the variance in distance described above; that in all other respects, the map of Redlands Village Acres, Filing Number 1 is correct and the survey thereof made by me is accurately represented thereon.

That the dedication contained on the above described map is hereby corrected to conform with the above described correction in the same manner as if said map had been re-recorded with the proper notation contained thereon.

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



Subscribed and sworn before me this 11th day of December, 1970.

My Commission Expires: June 15, 1974. *Paul C. Harp* Notary Public

