

REDLANDS VILLAGE ACRES

FILING No. 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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 the Southwest Corner (SW Cor.) of the Northeast Quarter (NE1/4) of said Section 7, Township 1 South, Range 1 West 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 along said West line of the Northeast Quarter (NE1/4) of said Section 7, 445.66 feet; Thence North 89°58'00" East, 10.00 feet; Thence along the arc of a circular curve to the right whose radius is 20.00 feet and whose long chord bears North 44°29'00" East, 29.54 feet; Thence North 90°00'00" East, 1029.38 feet; Thence North 00°00'00" West, 50.00 feet; Thence North 90°00'00" East, 270.00 feet to a point on the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 7; Thence South 00°07'39" East along said East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 7, 514.96 feet to the Southeast Corner (SE Cor.) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 7; Thence South 89°56'57" West along the South line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 7, 1322.49 feet to the Point of Beginning.

Said tract of land contains 14.476 acres.

That the said owners have caused the said real property to be laid out and surveyed as Redlands Village Acres, Filing No. 3, 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 canals;

That all expense for installation of utilities or ditches referred to above, for grading or landscaping and for streets grading 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 hereto subscribed this 24th day of September, A.D., 1971.

Ben E. Carnes Ben E. Carnes
William H. Nelson William H. Nelson
Kenneth P. McIntire Kenneth P. McIntire
Walter S. Fees, Jr. Walter S. Fees, Jr.
Max A. Krey Max A. Krey

STATE OF COLORADO)
 COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 24th day of September, 1971, by Ben. 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

John Duff
 NOTARY PUBLIC

STATE OF COLORADO)
 COUNTY OF MESA) SS 1012.557

I hereby certify that this instrument was filed in my office at 11:30 clock A.M. Oct. 14 A.D., 1971, and is duly recorded in Plat Book No. 11, Page 43

Ann M. Dunston Clerk and Recorder
 Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 8th day of JUNE, A.D., 1971.
 County Planning Commission of the County of Mesa, Colorado.

John R. Simpson
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 30th day of Sept. A.D., 1971.
 Board of County Commissioners of the County of Mesa, Colorado.

Jack H. Adkins
 Chairman

SURVEYOR'S CERTIFICATE
 I, James T. Patty, Jr., do hereby certify that the accompanying plat of Redlands Village Acres, Filing No. 3, a subdivision of a part of the County of Mesa, Colorado, has been prepared under my direction and accurately represents a field survey of same.

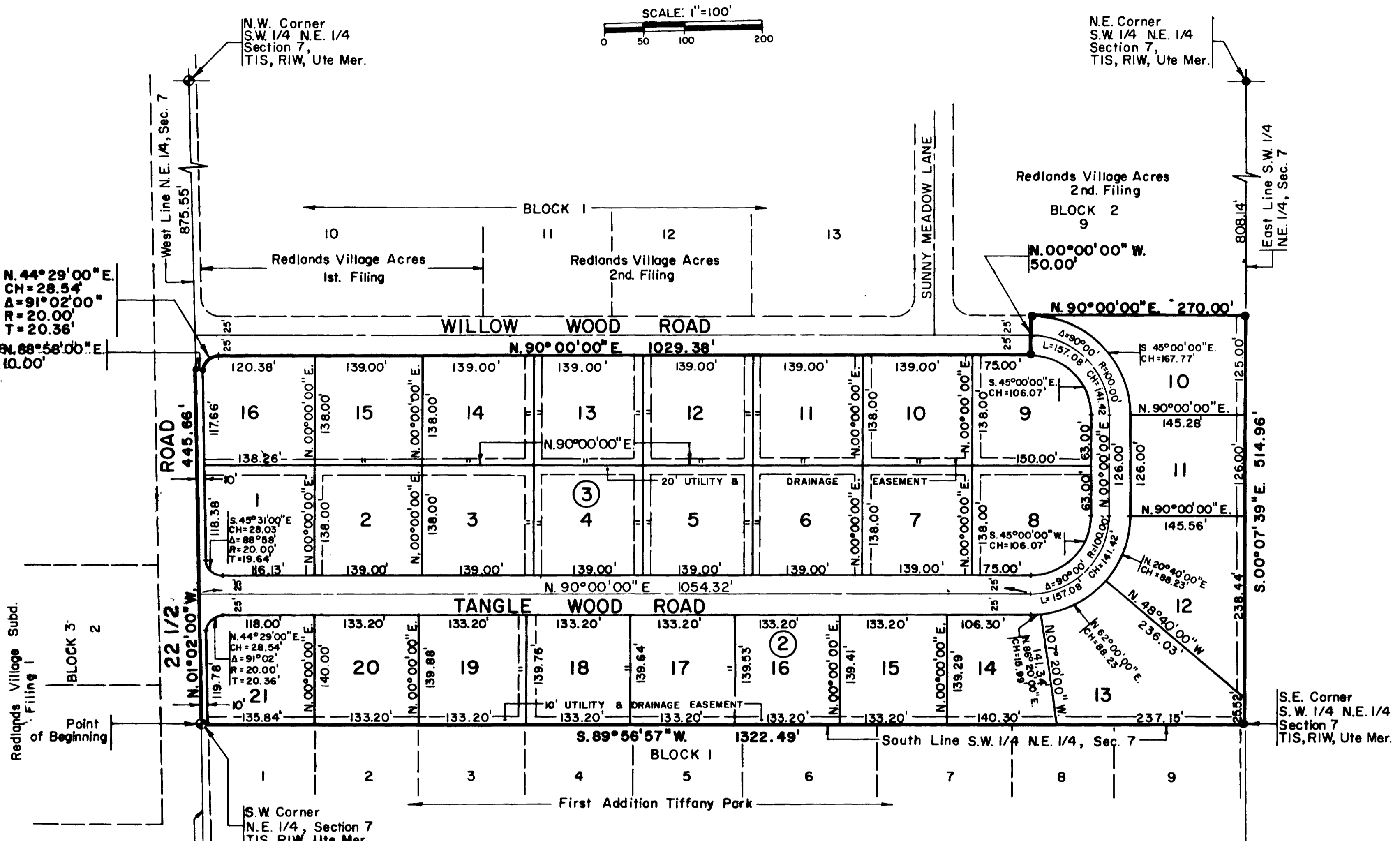
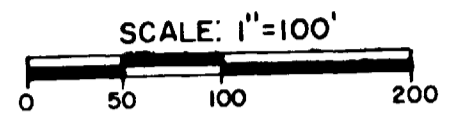
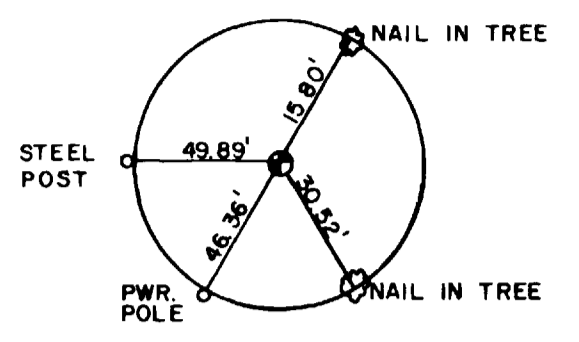
James T. Patty, Jr.
 James T. Patty, Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

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.

Roger C. Head Mesa County Surveyor Date 6/8/71

REDLANDS VILLAGE ACRES
 FILING NO. 3
 Prepared By:
NELSON, HALEY, PATTERSON & QUIRK
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO APRIL, 1971

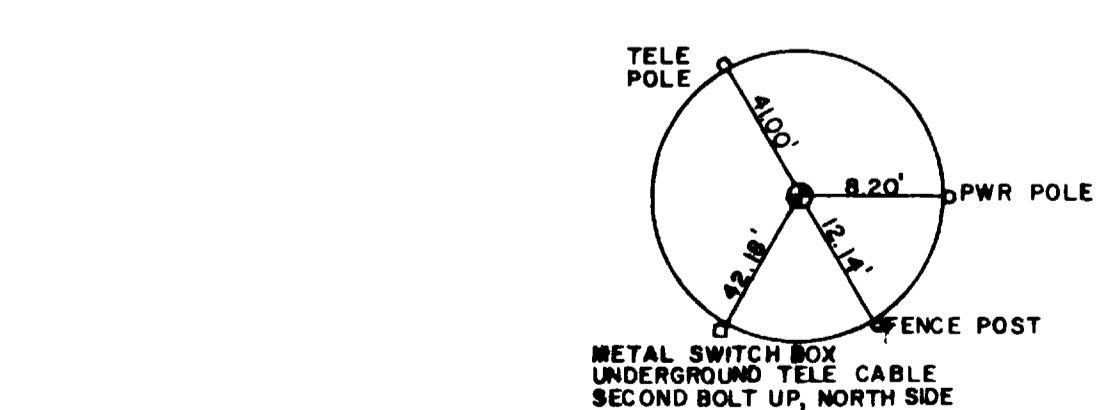
CORNER REFERENCE
 N.W. Cor., S.W. 1/4 N.E. 1/4 Sec. 7, T1S, R1W, Ute Mer.



N. 44° 29' 00" E.
 CH = 28.54'
 A = 91° 02' 00"
 R = 20.00'
 T = 20.36'
 S. 89° 56' 57" E.
 10.00'

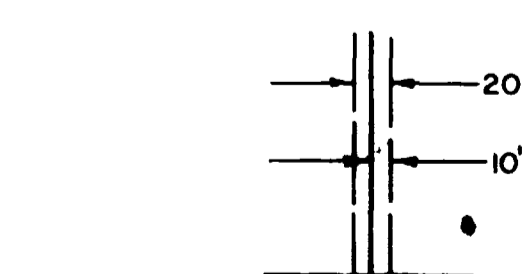
Redlands Village Subd. Filing 1
 BLOCK 3
 Point of Beginning

S.W. Corner N.E. 1/4, Section 7, T1S, R1W, Ute Mer.



CORNER REFERENCE
 S.W. Cor., N.E. 1/4, Sec. 7, T1S, R1W, Ute Mer.

- LEGEND**
- ◆ Mesa County Brass Cap
 - 1/2" Rebar & Cap Set in Conc.
 - ⊥ 1/2" Rebar & Cap Set at Lot Cor.
 - ② Indicates Block Number



NOTE
 All Easements Shown on Interior Lot Lines are 20' Utility and Drainage Easements.

