

PALACE VERDES ESTATES FILING NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned D & R Development, Inc. is the owner of that real property situated in the County of Mesa, State of Colorado and lying in the SW 1/4 SW 1/4 Section 8, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point which bears S00°05'W 540.0 feet from the Northwest Corner SW 1/4 SW 1/4 Section 8, Township 1 South, Range 1 West of the Ute Meridian, thence S 89°58'E 983.23 feet, thence South 270.0 feet, thence N 89°58'W 983.62 feet, thence N 00°05'E 270.0 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as Palace Verdes Estates, a subdivision of a part of the County of Mesa;

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 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 or improvements shall be financed by the seller or purchaser---not the County of Mesa.

IN WITNESS WHEREOF said D & R Development, Inc. has caused its officers names to be hereunto subscribed this 28th day of February A.D. 1966

Rev. D. A. Drake
Rev. D. A. Drake - President D & R Development, Inc.
Milo R. Douglas
Milo R. Douglas - Secy-Treas. D & R Development, Inc.

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 28th day of February A.D. 1966 by Rev. D. A. Drake and Milo R. Douglas, President and Secretary-Treasurer D & R Development, Inc.

My Commission expires February 23, 1969
Witness my hand and official seal.

Paul B. Ingrassia
Notary Public

913976

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:31 o'clock A. M. March 16th A.D. 1966, and is duly recorded in Plat Book No. 10, Page 19.

Fees \$ 10.00

Arnie M. Dunston
Clerk and Recorder

Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of March, A.D. 1966.
County Planning Commission of the County of Mesa, Colorado.

Marion Bowman
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19th day of March, A.D. 1966.
Board of County Commissioners of the County of Mesa, Colorado.

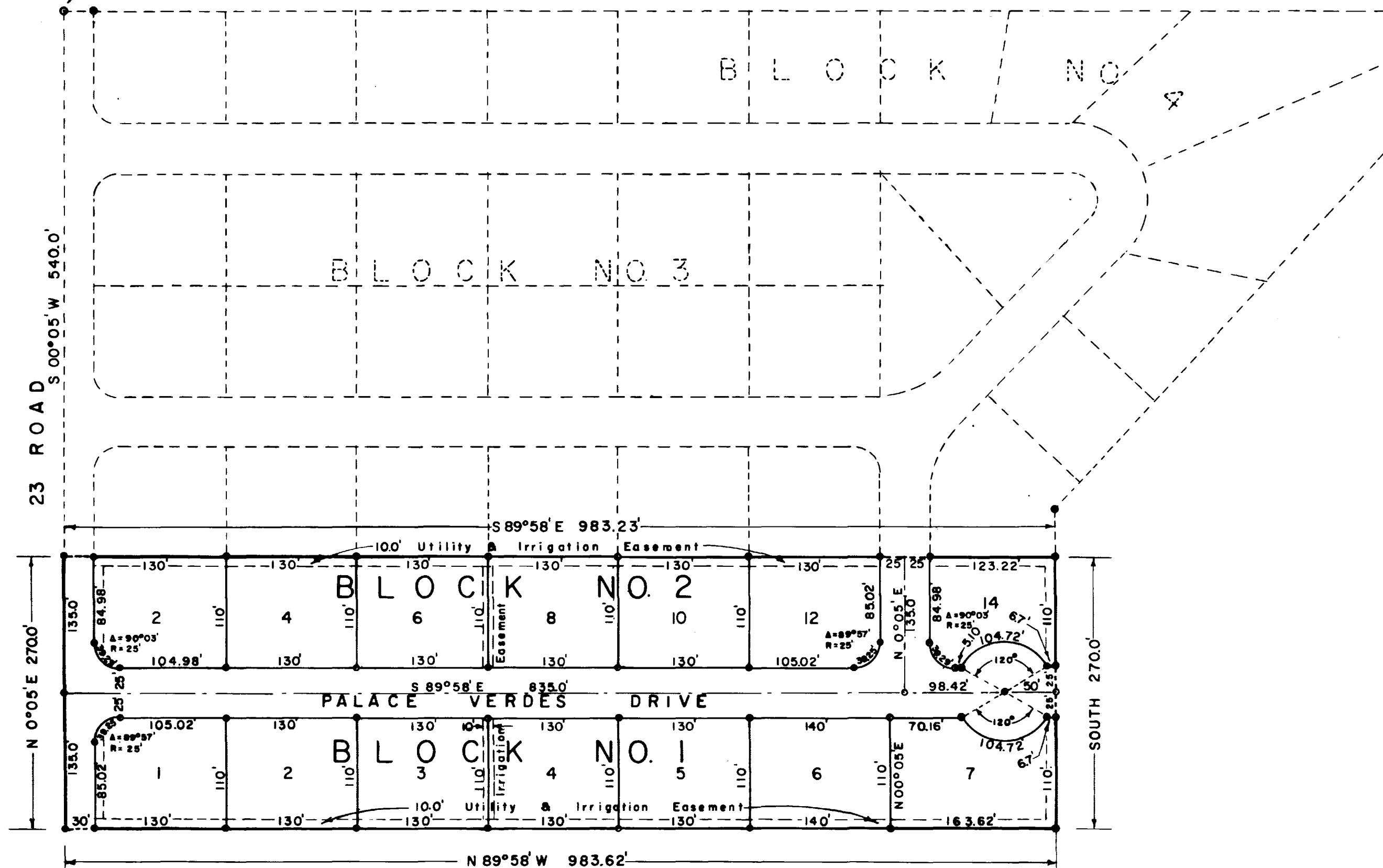
Paul Heidel
Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Palace Verdes Estates, 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.

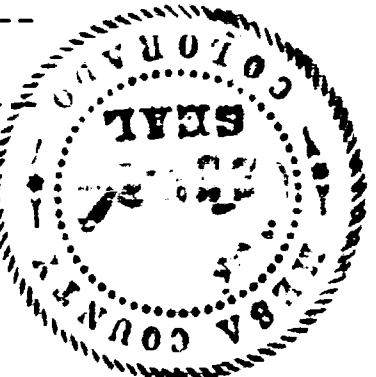
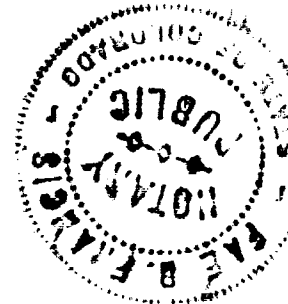
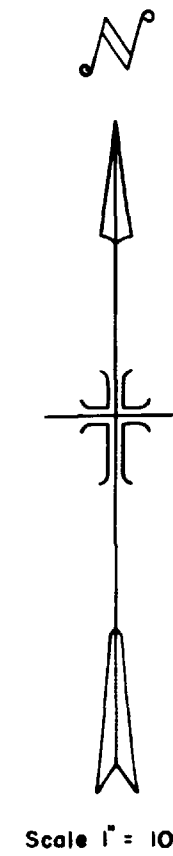
Clarence J. Bielak
Registered Land Surveyor

N W Corner SW 1/4 SW 1/4 Section 8
T 1 S, R 1 W Ute Mer.



LEGEND

- Steel Pins
- Steel Pins set in concrete.



WESTERN ENGINEERS, INC.
PLAT OF
PALACE VERDES ESTATES
FILING NO. 1
MESA COUNTY, COLORADO

SURVEYED J.C.B. DRAWN C.J.B. TRACED C.C.F.
GRAND JUNCTION, COLO. DWG. 1-407-2 2/16/66