

PALACE VERDES ESTATES

FILING NO. 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Beginning at a point which lies S00°05'W 355.0 feet from the Northwest corner of the SW 1/4 SW 1/4 of Section 8, Township 1 South, Range 1 West, of the Ute Meridian, thence S89°55'E 300 feet, thence along the arc of a curve to the left 39.29 feet the cord of which bears S44°56'30"E 35.37 feet, thence S89°58'E 754.98 feet, thence along the arc of a curve to the left 78.46 feet the cord of which bears N66°29'E 76.29 feet, thence S47°04'E 50.0 feet, thence N42°56'E 1.35 feet, thence S47°04'E 124.65 feet, thence S43°00'W 37.7 feet, thence South 45.0 feet, thence N89°58'W 983.23 feet, thence N00°05'E 185.0 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, Filing No 2, 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 L. W. Crosswhite has caused his name to be hereunto subscribed this 5th day of June A.D. 1967.

By L. W. Crosswhite
L. W. Crosswhite

STATE OF COLORADO }
COUNTY OF MESA } ss.

The foregoing instrument was acknowledged before me this 5th day of June A.D. 1967, by L. W. Crosswhite.

My Commission expires Feb. 25, 1969

Witness my hand and official seal.

Jac. B. Grand
Notary Public



CLERK AND RECORDER'S CERTIFICATE **938176**

STATE OF COLORADO }
COUNTY OF MESA } ss.

I hereby certify that this instrument was filed in my office at 11:55 o'clock A. M., JUN 26 A.D. 1967 and is duly recorded in Plat Book No. 10.

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Fees \$ 10.00

Ann M. Dunnington
Clerk and Recorder

By _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13 day of June, A.D. 1967.
County Planning Commission of the County of Mesa, Colorado.

By James R. Ferguson
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 19th day of June, A.D. 1967.
Board of County Commissioners of the County of Mesa, Colorado.

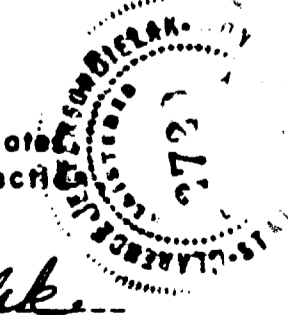
Shyde Lowe
Chairman

SURVEYOR'S CERTIFICATE

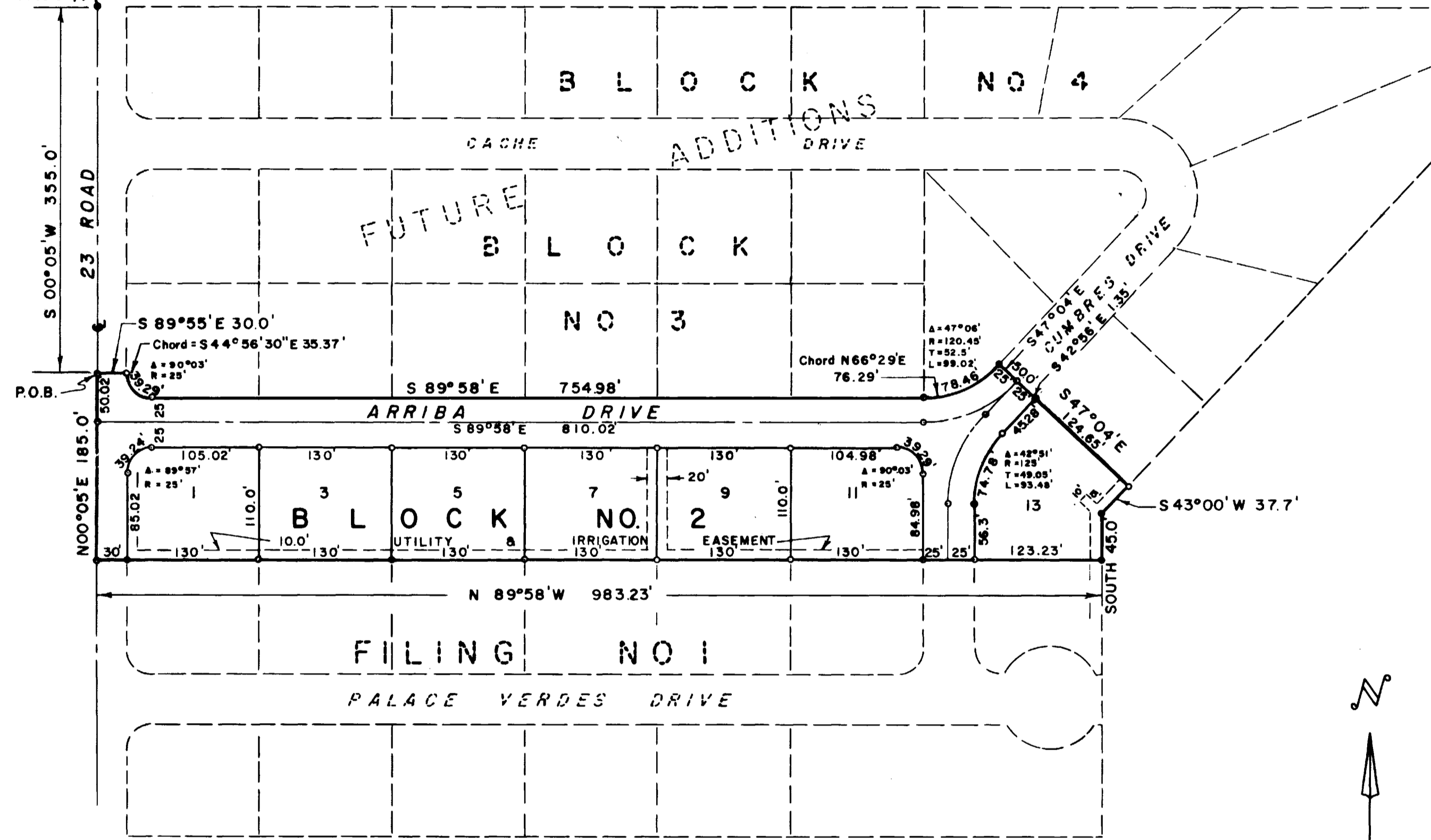
I, Clarence J. Bielak do hereby certify that the accompanying plat of Palace Verdes Estates, Filing No. 2, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

By Clarence J. Bielak
Registered Land Surveyor

SEAL



NW Cor. SW 1/4 SW 1/4
Sec. 8, T1S, R1W Ute M
(Mesa County Brass Cap)



— 1/2" Rebar
— 1/2" Rebar set in Concrete

SCALE: 1" = 100'

WESTERN ENGINEERS, INC
PLAT OF
PALACE VERDES ESTATES
FILING NO 2
MESA COUNTY, COLORADO

SURVEYED 5/22/67 DRAWN 5/22/67 TRACED 5/22/67
GRAND JUNCTION, COLO. DWG. I-407-4 5/22/67

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