

PALACE VERDES ESTATES

FILING NO. 3

DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, Michael V. Hotz, Frank Nisley, Jr., and Daniel R. Mead are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the Southwest 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 the NW Corner of the SW 1/4 SW 1/4 Section 8, T1S, R1W, Ute M., thence S00°05' W 355.0 feet, thence S89°55' E 30.0 feet, thence along the arc of a 25.0 foot radius curve to the left 39.29 feet (the chord of which bears S44°56'30" E 35.37 feet), thence S89°56' E 754.98 feet, thence along the arc of a 95.45 foot radius curve to the left 78.46 feet (the chord of which bears N66°29' E 76.29 feet), thence S47°04' E 50.0 feet, thence N42°56' 1.35 feet, thence S47°04' E 124.65 feet, thence N43°00' E 457.3 feet, thence North 132.0 feet, thence N89°56' W 1320.0 feet to the point of beginning.

That the said owners have 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 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 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 owners Michael V. Hotz, Frank Nisley Jr., and Daniel R. Mead have caused their names to be hereunto subscribed this 9th day of October, A.D., 1969.

Attorney in Fact For - Michael V. Hotz By Frank Nisley Jr.
Daniel R. Mead
 By Michael V. Hotz
 By Frank Nisley Jr.
 By Daniel R. Mead

STATE OF COLORADO } ss.
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9 day of October, A.D., 1969, by Michael V. Hotz, Frank Nisley, Jr., and Daniel R. Mead.

My Commission expires July 25, 1970
 Witness my hand and official seal.

Carl B. Harvey
 Notary Public

979243 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:00 o'clock A. M., October 30, A.D., 1969, and is duly recorded in Plat Book No. 11, Page 4.

Annice M. Dunston
 Clerk and Recorder

Fees \$ 10.00

By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of October, A.D., 1969.
 County Planning Commission of the County of Mesa, Colorado.

By Gene R. Johnson
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

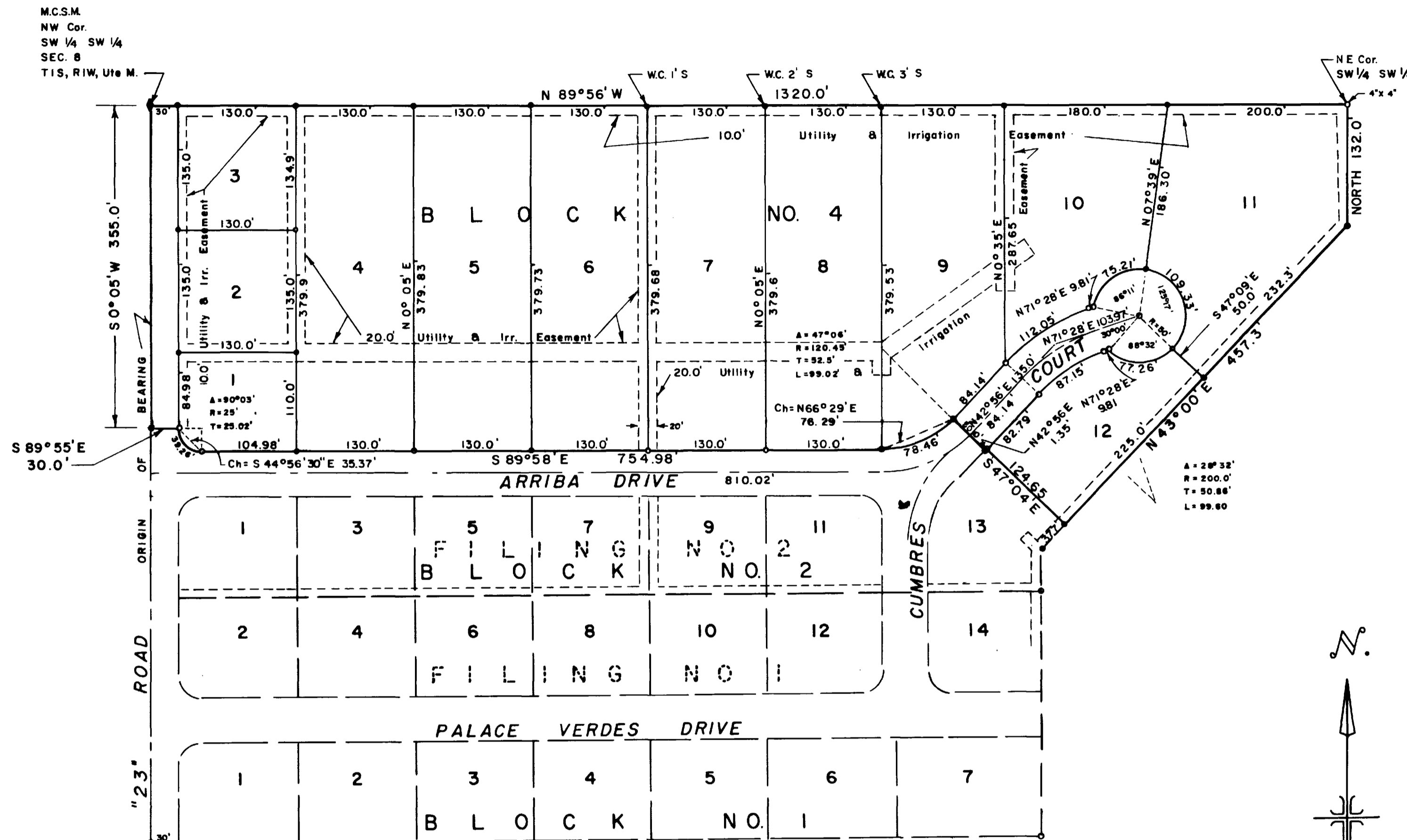
Approved this 20th day of October, A.D., 1969.
 Board of County Commissioners of the County of Mesa, Colorado.

By Edwin J. Lamon
 Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak, do hereby certify that the accompanying plat of Palace Verdes Estates, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, supervision and accurately represents a field survey of same.

By Clarence J. Bielak
 Registered Land Surveyor



LEGEND
 L Steel pin
 L Steel pin set in concrete

WESTERN ENGINEERS, INC.
 PLAT OF
 PALACE VERDES ESTATES
 MESA COUNTY, COLORADO
 SURVEYOR _____ DRAWN SJE TRACED & L.A.T.A.
 GRAND JUNCTION, COLO. DWG 1-407-6

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