

REDLANDS VILLAGE SUBDIVISION

FILING NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ben E. Carnes, William H. Nelson, Kenneth P. McIntire, Max A. Krey and Walter S. Fees, Jr. are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the West 1/2 of Section 7, 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 Northeast Corner of the SW 1/4 of Section 7, Township 1 South, Range 1 West, of the Ute Meridian, thence S00°28'40"E 936.28 feet, thence S89°31'20"W 710.0 feet, thence S00°28'40"E 455.94 feet, thence N59°02'30"W 70.32 feet, thence N00°28'40"W 1180.0 feet, thence 84.93 feet along the arc of a curve to the left having a Radius of 970.0 feet, the chord of which bears N02°59'30"W 84.91 feet, thence N05°30'W 291.85 feet, thence N84°30'E 600 feet, thence N89°59'E 739.52 feet, thence S00°28'40"E 199.0 feet to the Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Redlands Village Subdivision, Filing No. 1, 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 Ben E. Carnes, William H. Nelson, Kenneth P. McIntire, Max A. Krey and Walter S. Fees, Jr. have caused their names to be hereunto subscribed this 25 day of March, A. D., 1965.

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

STATE OF COLORADO)
 COUNTY OF MESA) s.s.

The foregoing instrument was acknowledged before me this 25 day of March, A. D., 1965, by Ben E. Carnes, William H. Nelson, Kenneth P. McIntire, Max A. Krey and Walter S. Fees, Jr.

My Commission expires Oct. 21 - 1967
 Witness my hand and official seal.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) s.s.

888428

I hereby certify that this instrument was filed in my office at 3:00 o'clock P. M., Mar 25, A. D., 1965, and is duly recorded in Plat Book No. 9, Page 205

Annie M. Dunston
 Clerk and Recorder

By _____ Deputy

Fees \$ 6.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A. D., 1965
 County Planning Commission of the County of Mesa, Colorado.

Marion Bowman
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

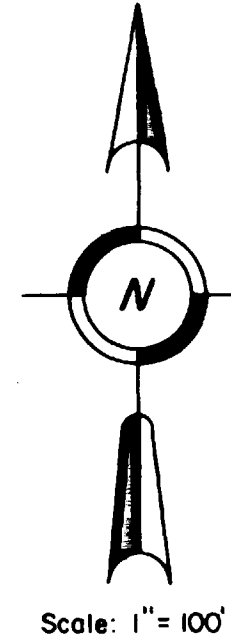
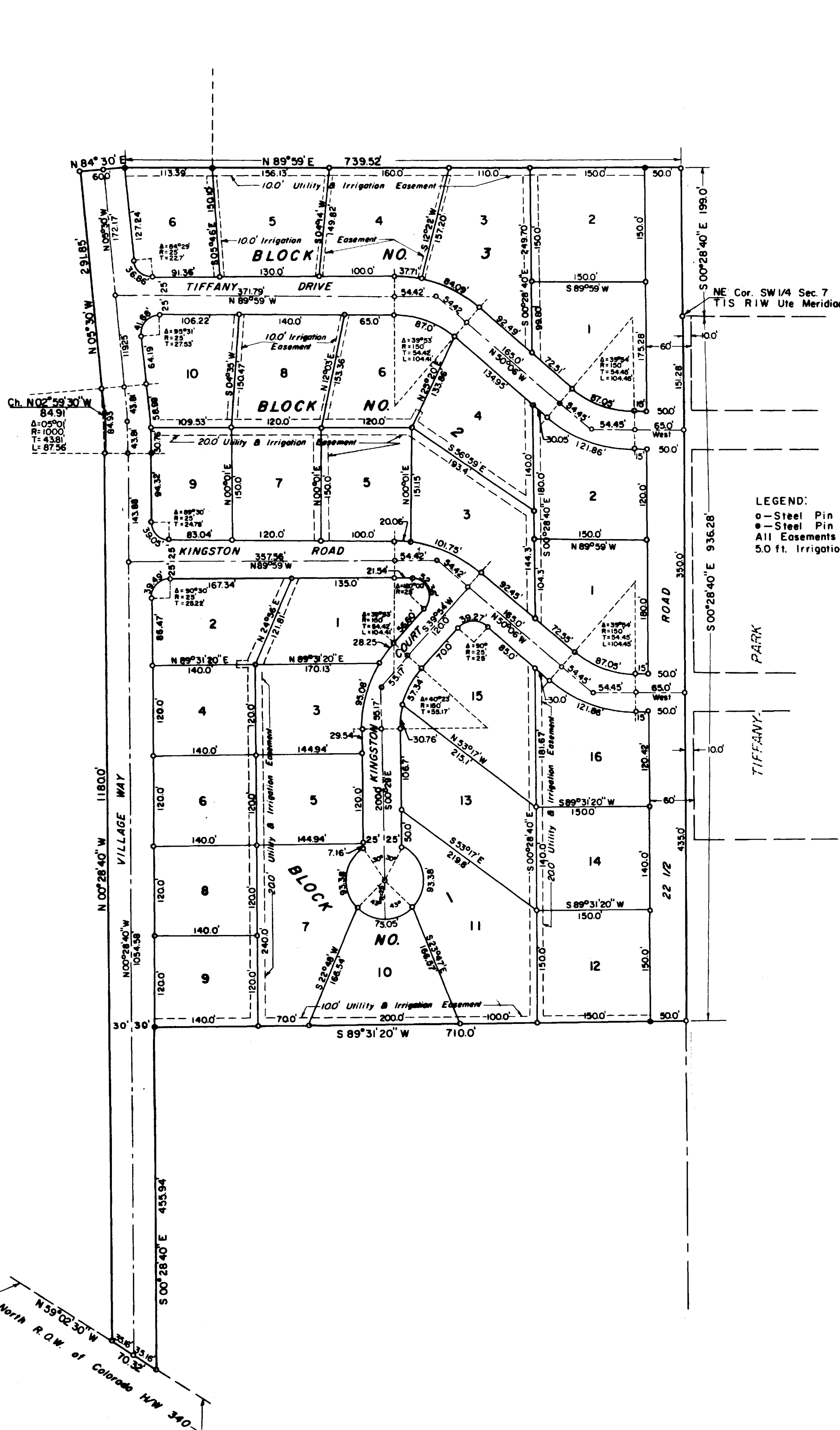
Approved this 15 day of March, A. D., 1965
 Board of County Commissioners of the County of Mesa, Colorado.

Richard J. Mandeville
 Chairman

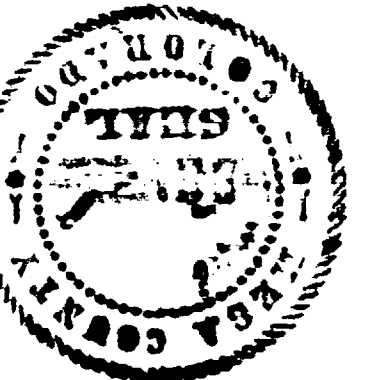
SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of Redlands Village Subdivision 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.

By Richard J. Mandeville
 Registered Land Surveyor



LEGEND:
 o - Steel Pin 3/8" Rebar
 ● - Steel Pin Set in Concrete
 All Easements for Anchors - 5' X 15"
 5.0 ft. Irrigation Easements on the front of all lots.



WESTERN ENGINEERS, INC.
 PLAT OF
REDLANDS VILLAGE
 SUBDIVISION - FILING NO. 1
 MESA COUNTY, COLORADO

DRAWN C.J.R. SURVEYED C.J.R. TRACED M.S.
 GRAND JUNCTION, COLORADO Dwg. 1-348-2 2/26/65