

# REDLANDS VILLAGE SUBDIVISION FILING NO. 3

## 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 Northwest 1/4 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 a point which lies N 00°28'40"W 439.0 feet and S 89°59'W 626.13 feet from the NE Corner SW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian; thence N 00°28'40"W 386.13 feet; thence N 28°40'W 240.8 feet; thence 54.54 feet along the arc of a curve to the right having a radius of 375 feet, the chord of said arc bears N 79°25'26"E 54.38 feet; thence 261.77 feet along the arc of a cul-de-sac to the left having a radius of 50 feet, the center of said cul-de-sac bears N 56°51'48"E 50.0 feet; thence N 63°04'26"W 50.0 feet; to the end of said cul-de-sac arc; thence 167.85 feet along the arc of a curve to the left having a radius of 425 feet, the chord of said arc bears S 72°38'54"W 166.77 feet; thence S 61°20'W 19.95 feet; thence 39.27 feet along the arc of a curve to the right having a radius of 25.0 feet, the chord of said arc bears N 73°40'W 35.35 feet; thence N 28°40'W 154.29 feet; thence 249.8 feet along the arc of a cul-de-sac to the left, the center of said cul-de-sac bears N 65°32'W 50.0 feet; thence S 08°12'W 50.0 feet to the end of said cul-de-sac arc; thence S 28°40'E 25.02 feet; thence N 89°59'W 329.38 feet; thence S 00°48'E 507.1 feet; thence S 65°23'E 149.56 feet; thence S 71°00'E 150.0 feet; thence S 89°59'E 260.0 feet; thence S 89°31'E 60.0 feet; thence S 00°29'E 75.0 feet; thence S 89°59'E 117.12 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. 3, 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 12 day of April A.D., 1967.

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

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April A.D., 1967 by Ben E. Carnes, William H. Nelson, Kenneth P. McIntire, Max A. Krey and Walter S. Fees, Jr.

My Commission expires August 2, 1970  
Witness my hand and official seal.

Patricia M. Post  
Notary Public



935064 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:20 o'clock P. M. April 28<sup>th</sup> A.D. 1967, and is duly recorded in Plat Book No. 10, Page 37.

Fees \$ 10.00

Amie M. Livingston  
Clerk and Recorder  
By: Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11<sup>th</sup> day of April A.D., 1967.  
County Planning Commission of the County of Mesa, Colorado.

James R. Simpson  
Chairman



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

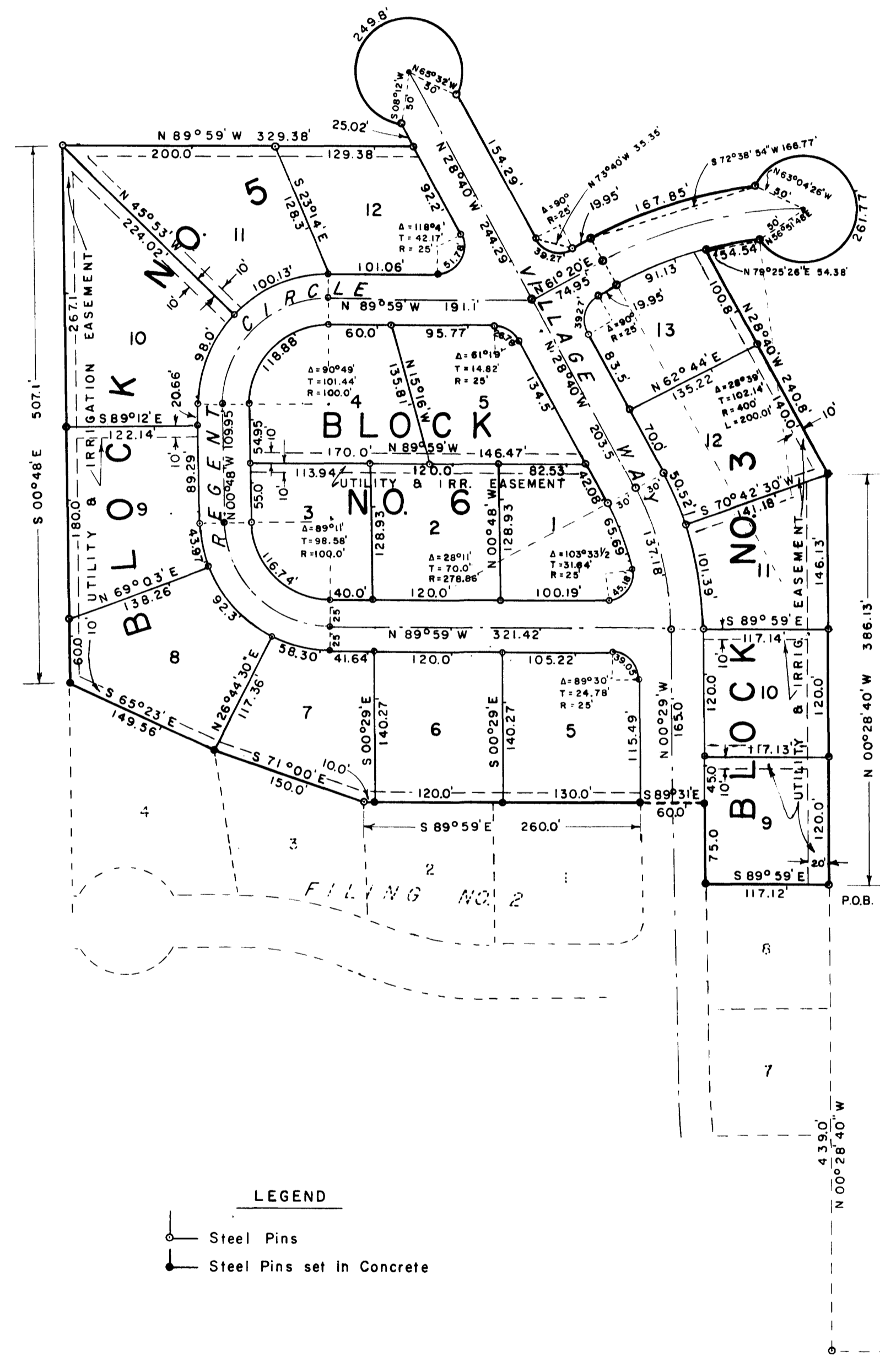
Approved this 17<sup>th</sup> day of April A.D., 1967.  
Board of County Commissioners of the County of Mesa, Colorado.

Chas. Lowe  
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of Redlands Village Subdivision, Filing No. 3 a subdivision of a part of the of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

Richard J. Mandeville  
Registered Engineer & Land Surveyor



WESTERN ENGINEERS, INC.  
PLAT OF  
**REDLANDS VILLAGE**  
SUBDIVISION-FILING NO. 3  
MESA COUNTY, COLORADO

SURVEYED... DRAWN... TRACED...  
GRAND JUNCTION, COLO. 1-348-7 MARCH 1967