

# REDLANDS VILLAGE SUBDIVISION FILING NO. 7

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ben E. Carnes, Kenneth P. McIntire, Walter S. Fees, Jr., William H. Nelson, and Max A. Krey are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the North Half (N 1/2) of the Northeast Quarter (NE 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 the Southwest Corner of the NE 1/4 NW 1/4 of said Section 7 and considering the South line of the N 1/2 NW 1/4 of said Section 7, to bear S 89°58'00" W with all other bearings contained herein relative thereto; Thence S 89°58'00" W along the South line of the said N 1/2 NW 1/4, 536.65 feet; Thence N 16°36'13" E 147.47 feet; Thence along the arc of a curve to the right whose radius is 125.00 feet and whose long chord bears N 63°04'53" W 44.76 feet; Thence N 52°46'00" W 74.00 feet; Thence N 37°14'00" E 457.25 feet; Thence N 30°00'00" E 386.65 feet; Thence S 63°00'00" E 34.80 feet; Thence N 27°00'00" E 184.45 feet; Thence S 63°00'00" E 54.29 feet; Thence N 27°00'00" E 310.85 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 7; Thence S 89°40'40" E along the North line of said NE 1/4 NW 1/4, 1,126.19 feet to the North Quarter Corner of said Section 7; Thence S 01°02'00" E along the East line of said NE 1/4 NW 1/4, 224.00 feet to the Northeast Corner of Redlands Village Subdivision, Filing No. 4, as platted and recorded in the records of Mesa County, Colorado; Thence along the Northernly and Westerly lines of said Redlands Village Subdivision, Filing No. 4, by the following courses and distances: S 89°58'00" W, 300.00 feet; S 01°02'00" E, 356.61 feet; N 42°46'00" W, 6.70 feet; S 47°14'00" W, 50.00 feet; S 42°46'00" E, 6.70 feet; S 60°05'00" W, 249.73 feet; S 01°02'00" E, 560.00 feet to the Northeast Corner of Redlands Village Subdivision, Filing No. 5, and Replat of Lot 13, Block 3, Filing No. 3 as platted and recorded in the records of Mesa County, Colorado; Thence along the Northernly line of said Redlands Village Subdivision, Filing No. 5 by the following courses and distances: S 89°58'00" W, 549.89 feet; N 62°24'00" W, 6.62 feet; Thence along the arc of a curve to the right whose radius is 55.00 feet and whose long chord bears N 31°36'00" W, 58.32 feet; N 00°48'00" W, 10.00 feet; S 89°12'00" W, 60.00 feet; S 00°48'00" E, 10.00 feet; Thence along the arc of a curve to the left whose radius is 115.00 feet and whose long chord bears S 13°48'15" E, 51.75 feet; S 89°58'00" W 141.64 feet to the Point of Beginning. Said tract of land contains 35.66 acres.

That the said owners have caused the said real property to be laid out and surveyed as Redlands Village Subdivision, Filing No. 7, 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 grading or improvements shall be financed by the seller or purchaser--not the County of Mesa.

IN WITNESS WHEREOF, said Ben E. Carnes, Kenneth P. McIntire, Walter S. Fees, Jr., William H. Nelson, and Max A. Krey have caused their names to be hereto subscribed this 13th day of November, 1968.

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

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 13th day of November, 1968 by, Ben E. Carnes, Kenneth P. McIntire, Walter S. Fees, Jr., William H. Nelson, and Max A. Krey

My Commission expires 2-5-72

Witness my hand and official seal

963397

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:35 o'clock P.M. Nov. 29 A.D., 1968, and is duly recorded in Plat Book No. 10, Page 68

Annie M. Denton, Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of October, 1968, County Planning Commission of the County of Mesa, Colorado

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 29th day of November, A.D., 1968, Board of County Commissioners of the County of Mesa, Colorado.

Edwin S. Lamm, Chairman

CERTIFICATE OF VACATION

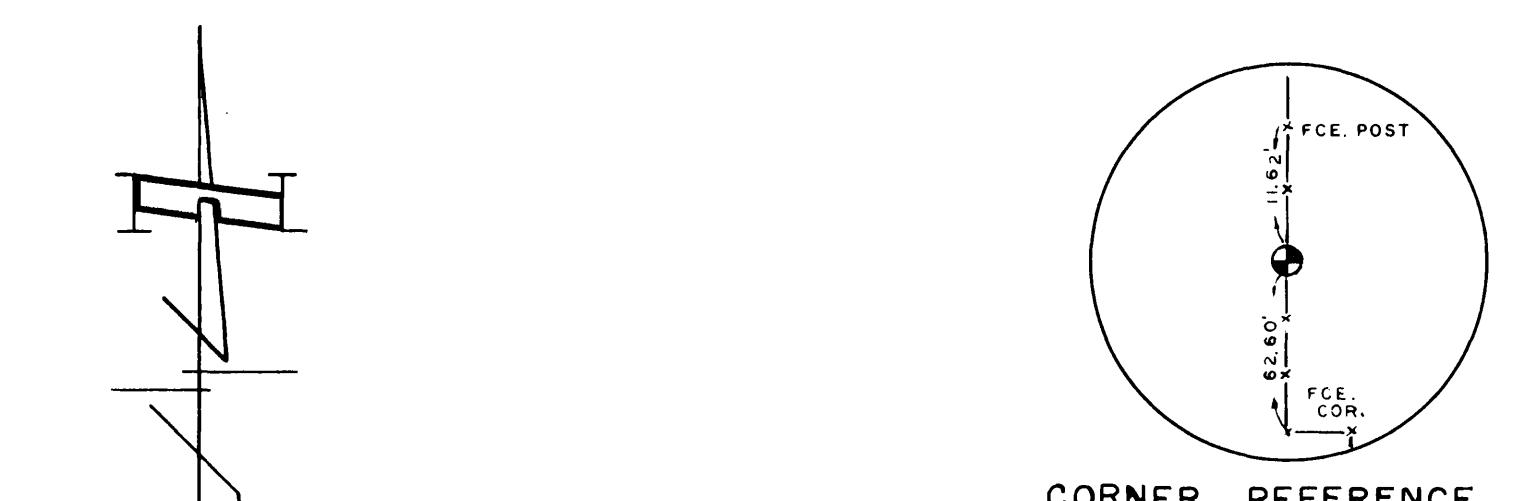
Due to the convenience and excess needs of the public being adequately served by the planning of land and public rights-of-way, the vacation of fractional parts of previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered:

Approved this 27th day of Nov., A.D., 1968 by the Board of County Commissioners, County of Mesa, Colorado.

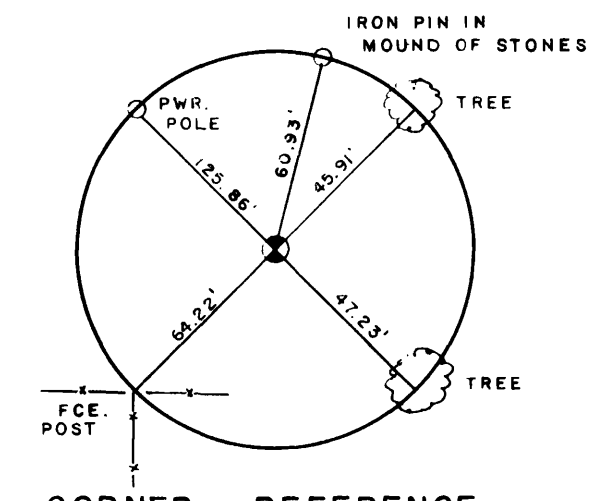
SURVEYOR'S CERTIFICATE

I, George L. Walker, Jr., do hereby certify that the accompanying plat of Redlands Village Subdivision, Filing No. 7, a subdivision of a part of the County of Mesa, has been prepared under my supervision, and accurately represents a field survey of same.

George L. Walker, Jr., Registered Land Surveyor, Colorado Reg. No. 9188

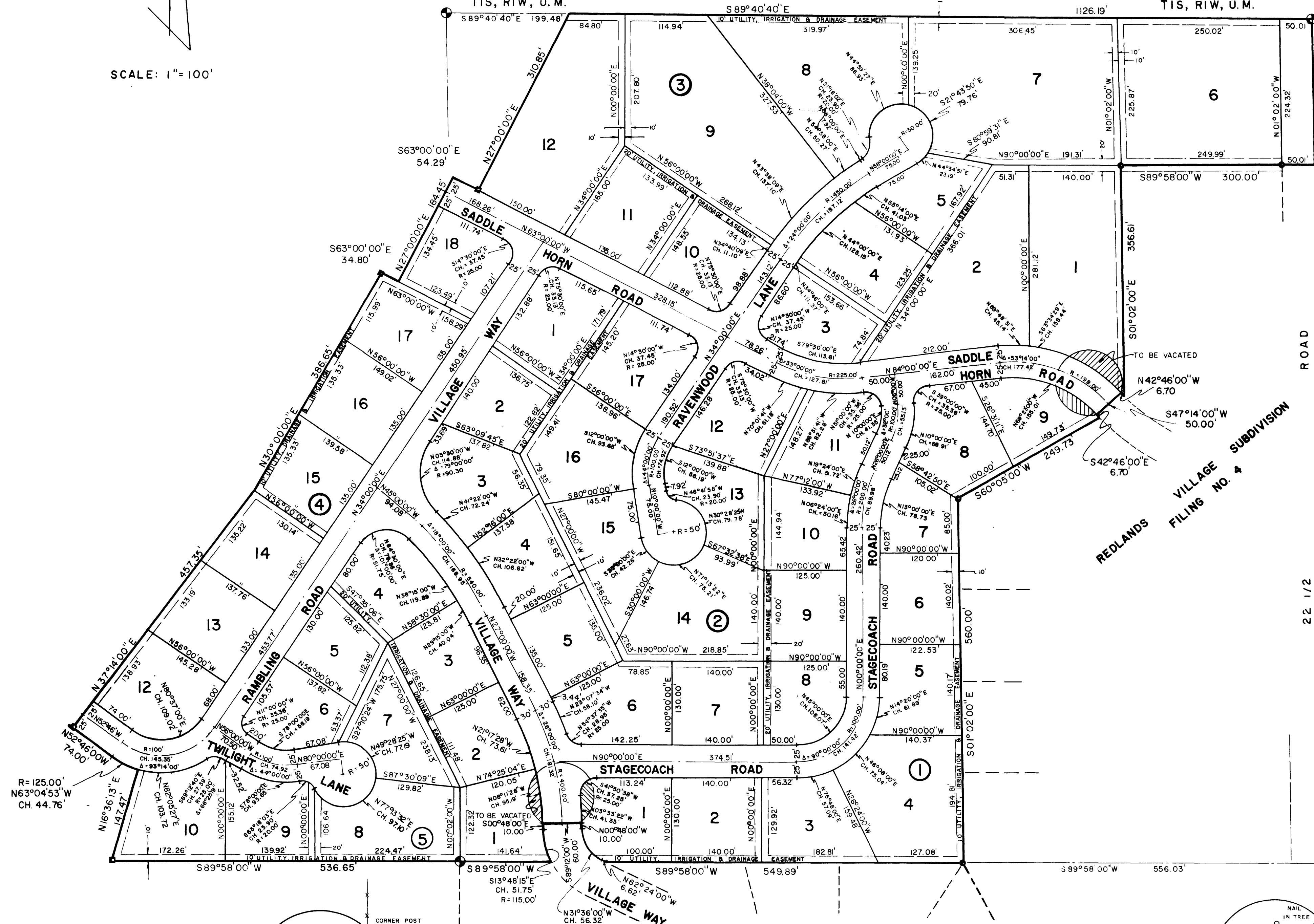


CORNER REFERENCE  
NW COR. NE 1/4 NW 1/4 SEC. 7  
T1S, R1W, U.M.



CORNER REFERENCE  
N 1/4 COR. SEC. 7  
T1S, R1W, U.M.

SCALE: 1" = 100'



REDLANDS VILLAGE SUBDIVISION  
FILING NO. 5 & REPLAT OF LOT  
13, BLOCK 3, FILING NO. 3

LEGEND

- ⊕ MESA COUNTY BRASS CAP
- 1/2" IRON PIN IN CONCRETE SET BY N.H.P. & Q
- 1/2" IRON PIN IN CONCRETE SET BY OTHERS
- L 1/2" IRON PIN AT LOT CORNERS
- Ⓢ INDICATES BLOCK NUMBER

NOTE:  
6" NATURAL GAS EASEMENT ON ALL  
FRONT LOT LINES

CORNER REFERENCE  
SW COR. NE 1/4 NW 1/4 SEC. 7,  
T1S, R1W, U.M.

PREPARED BY:  
NELSON, HALEY, PATTERSON, and QUIRK, INC.  
ENGINEERING CONSULTANTS  
GRAND JUNCTION-GREELEY, COLORADO  
OCTOBER-1968