

REDLANDS CLUB HEIGHTS

SUBDIVISION

EFFIE MABEL DRESSELL

DESIGNED & SURVEYED BY PAUL E. STUTZMANN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Effie Mabel Dressell, is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the South $\frac{1}{2}$ Section 16, Township 1 South, Range 1 West, and described as follows, Beginning at the South $\frac{1}{2}$ Corner of Section 16, Township 1 South, Range 1 West, Ute Meridian, thence N $1^{\circ}27'E$ 622.3 feet, thence East 462.6 feet, thence N $49^{\circ}48'W$ 168.7 feet, thence Northwesterly along the South R.A.M. Line of State No. 340 445.0 feet, thence Westerly along the South R.A.M. Line of State Highway No. 340 45.8 feet, thence S $35^{\circ}30'W$ 591.4 feet, thence S $16^{\circ}44'W$ 432.0 feet, thence Easterly along the South Line of Section 16 533.9 feet to the point of beginning, as shown by the accompanying plat thereof:

That the said Effie Mabel Dressell has caused the said real property to be laid out and surveyed as the Redlands Club Heights, a subdivision of a part of the County of Mesa:

That said Effie Mabel Dressell hereby dedicates and sets apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates those portions of said real property which are labeled as utility easements in the accompanying plat as easements for the installation and maintenance of telephone and electric lines, poles and underground 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 involving necessary improvements for a water system, sanitary sewer system, gas service, electrical service, grading landscaping, storm sewer system, curb and gutters, street pavements and sidewalks shall be financed by the purchaser or seller not the County of Mesa.

IN WITNESS WHEREOF, said Effie Mabel Dressell has caused her name to be hereunto subscribed
 22nd day of November A.D. 1955

By Effie Mabel Dressell
 Effie Mabel Dressell

STATE OF COLORADO } SS.
 COUNTY OF MESA }

The foregoing instrument by Effie Mabel Dressell was acknowledged before me this 22nd day of November A.D. 1955 by Effie Mabel Dressell.

My Commission expires JAN. 6, 1959

Witness my hand and official Seal
L. M. [Signature]
 Notary Public

STATE OF COLORADO } SS.
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office of 3¹⁶ o'clock P.M.,
Nov. 23, A.D. 1955 and is duly recorded in Plat Book No. 8, Page 78.

Conrad [Signature]
 Recorder

653671

By _____
 Deputy

Fees \$ _____

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 22nd day of November, A.D. 1955. County Planning Commission of the County of Mesa, Colorado

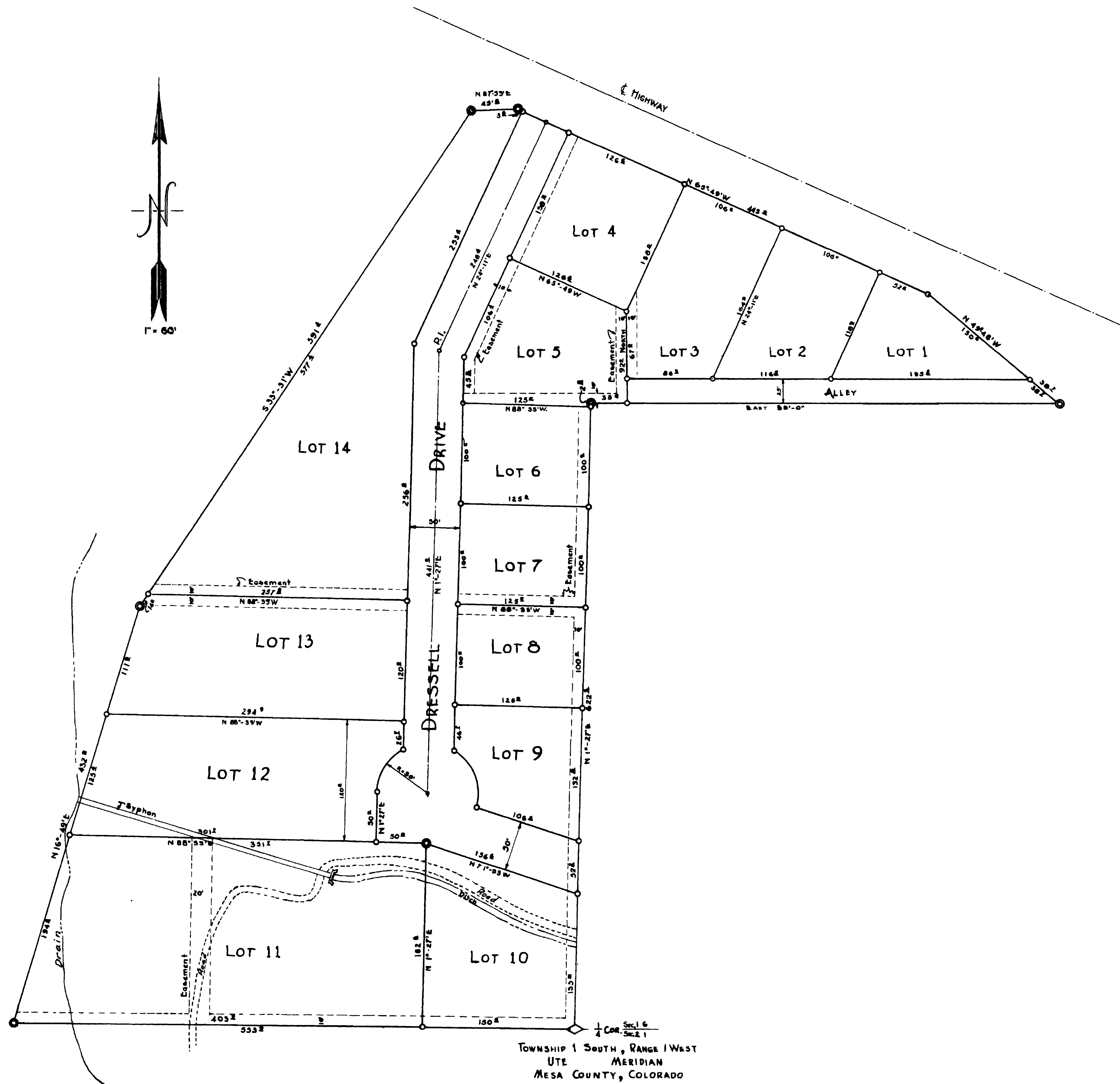
By [Signature]
 Chairman

DISTRICT PLANNING COMMISSION
 Approved this _____ day of _____, A.D. 1955 Redlands District Planning Commission in the County of Mesa, Colorado.

By [Signature]
 Chairman

SURVEYOR'S CERTIFICATE
 I, PAUL E. STUTZMANN, do hereby certify that the accompanying plat of Redlands Club Heights, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a survey of same.

Paul E. Stutzmann
 Registered Land Surveyor
 License Number 2482



REDLANDS CLUB HEIGHTS

SUBDIVISION

Effie Mabel Dressell

Designed & Surveyed by Paul E. Stutzmann
 Grand Junction, Colorado
 Registered Land Surveyor

SCALE 1" = 60'

Date: _____

Drawn by: Thomas G. Crosslen 11/18/55