

# PINE ESTATES FILING NO. TWO

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Edward J. Lauck, June A. Lauck, known as husband and wife, and Roy L. Herman, Billie L. Herman, known as husband and wife, are owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat thereof. Said tract being more specifically described as follows:

Commencing at the North Quarter Corner (N1/4Cor) of said Section 19 and considering the East line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 19 to bear South 00°00'00" West with all other bearings contained herein relative thereto: Thence South 00°00'00" West along said East line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 19 a distance of 862.79 feet to the True Point of Beginning; Thence continuing South 00°00'00" East along said East line Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) Section 19 a distance of 461.63 feet to the Southeast Corner (SECor) Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) of said Section 19; Thence North 89°35'21" West along the South line North Half (N1/2) Northwest Quarter (NW1/4) of said Section 19 a distance of 662.82 feet to the Southwest Corner (SWCor) East Half (E1/2) Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) of said Section 19; Thence North 00°02'10" West along the West line East Half (E1/2) Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) of said Section 19 a distance of 602.26 feet to the Northwest Corner (NWCor) Southeast Quarter (SE1/4) Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) of said Section 19; Thence South 89°34'50" East 33.26 feet; Thence North 00°02'10" West 442.26 feet; Thence South 89°34'50" East 200.00 feet to a point on the Boundary of Pine Estates, Filing No. One as recorded in the records of Mesa County; Thence along said Boundary of Pine Estates, Filing No. One by the following courses and distances: South 00°02'10" East 199.00 feet; North 90°00'00" East 78.12 feet; South 00°00'00" East 360.00 feet; North 90°00'00" East 137.00 feet; South 00°00'00" East 86.94 feet; North 90°00'00" East 215.00 feet to the True Point of Beginning, containing 11.189 Acres.

That the said owners have caused the real property to be laid out and surveyed as Pine Estates, Filing No. Two, 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 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 pipelines; 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 expense of 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, Edward J. Lauck, June A. Lauck, known as husband and wife, and Roy L. Herman, Billie L. Herman, known as husband and wife, have caused their names to be hereunto subscribed this 13th day of May, A.D., 1975.

*Edward J. Lauck*  
Edward J. Lauck, Husband  
*June A. Lauck*  
June A. Lauck, Wife

*Roy L. Herman*  
Roy L. Herman, Husband  
*Billie L. Herman*  
Billie L. Herman, Wife

STATE OF COLORADO )  
COUNTY OF MESA ) SS  
My commission expires: \_\_\_\_\_  
Witness my hand and official seal: \_\_\_\_\_  
Notary Public

The foregoing instrument was acknowledged before me this 17th day of June, A.D., 1975 by Edward J. Lauck, June A. Lauck, known as husband and wife, and Roy L. Herman, Billie L. Herman, known as husband and wife.

STATE OF COLORADO )  
COUNTY OF MESA ) SS  
*Earl Sawyer*  
Earl Sawyer  
Clerk and Recorder

CLERK AND RECORDER'S CERTIFICATE  
I hereby certify that this instrument was filed in my office at 3:15 o'clock P.M., June 1, A.D., 1975 and is duly recorded in Plat Book 11, Page 155. Reception No. 1089737.

Approved this 30th day of June, A.D., 1975, County Planning Commission of the County of Mesa, Colorado  
*Ray Van Jensen*  
Chairman

COUITY PLANNING COMMISSION CERTIFICATE  
Approved this 30th day of June, A.D., 1975, Board of County Commissioners of the County of Mesa, Colorado.  
*Lawrence Aubert*  
Chairman

Approved for content and form only and not to the accuracy of survey, calculation, or drafting pursuant to C.R.S. 1963, §§ 2-2-25 amended  
Date: \_\_\_\_\_  
By: *Robert C. Head*  
Mesa County Surveyor

APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEY, CALCULATION, OR DRAFTING PURSUANT TO C.R.S. 1963, §§ 2-2-25 AMENDED  
DATE: \_\_\_\_\_  
BY: *Robert C. Head*  
MESA COUNTY SURVEYOR

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Pine Estates, Filing No. Two, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same.  
*James T. Patty, Jr.*  
James T. Patty, Jr., Registered Land Surveyor, Colo. No. 7060

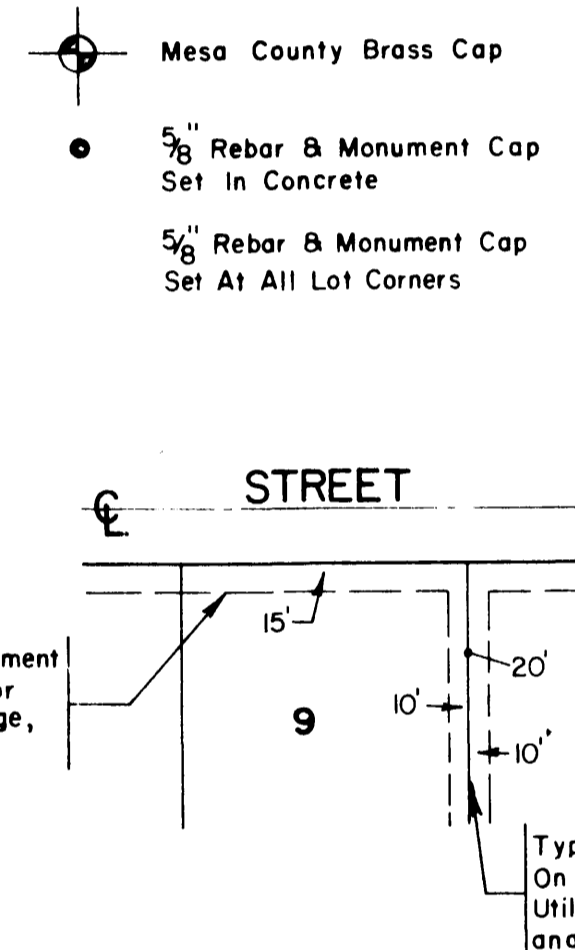
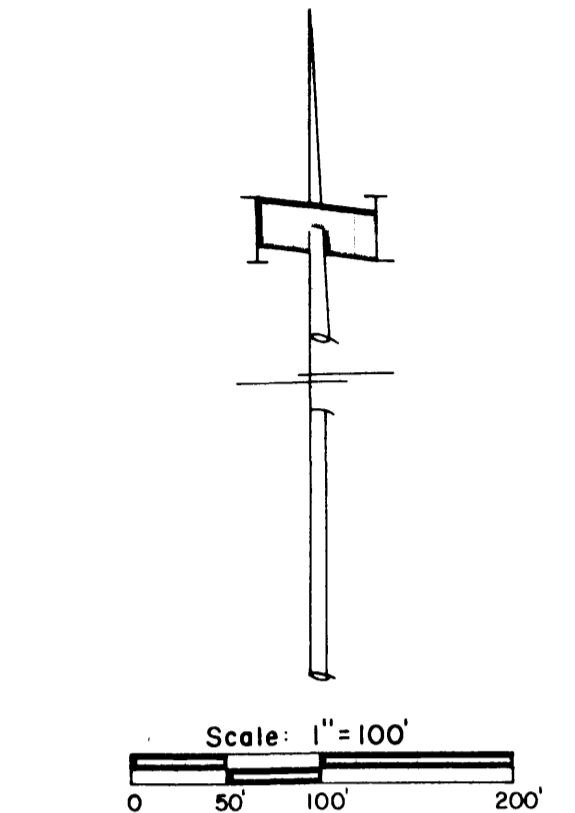
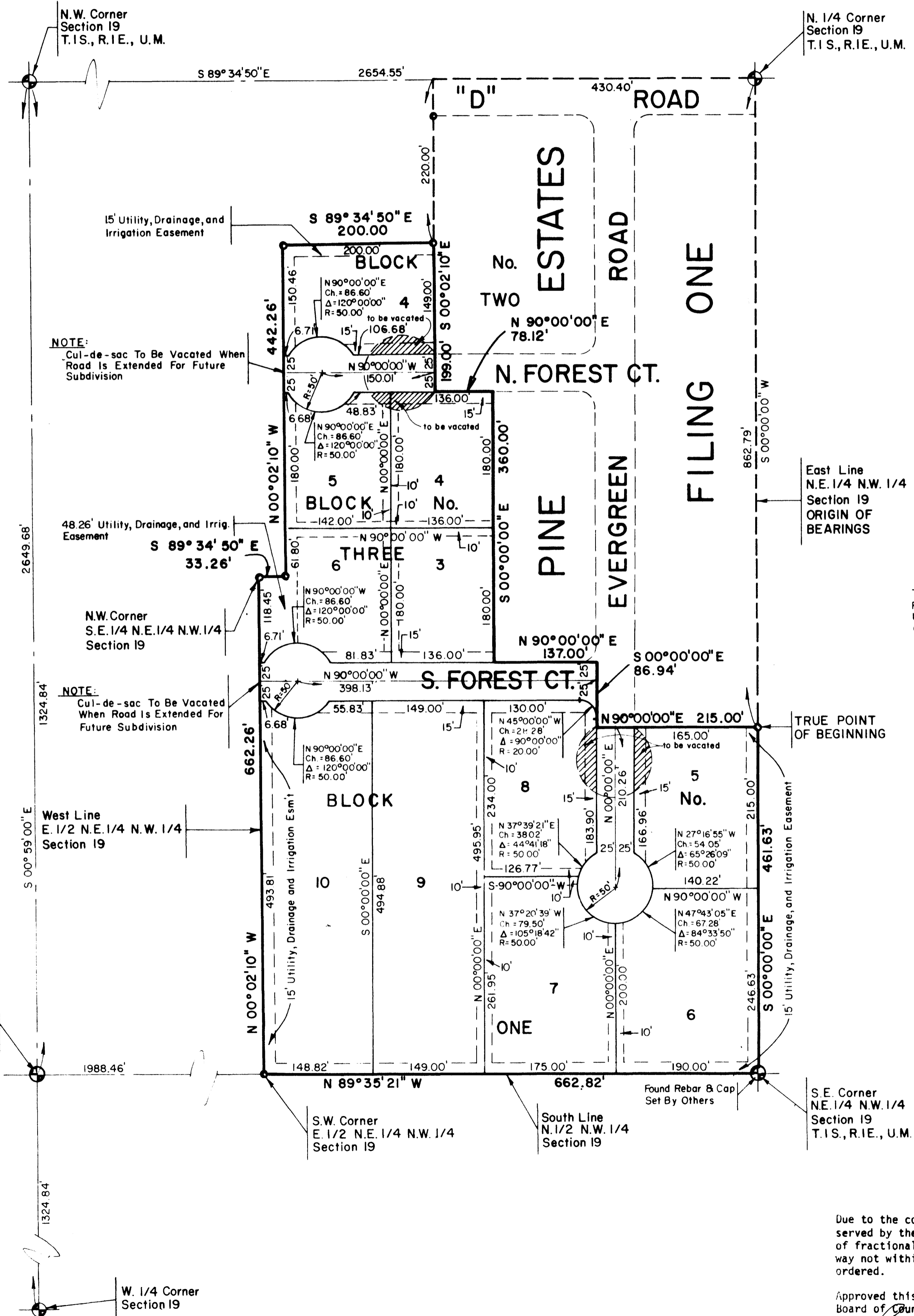
I, James T. Patty, Jr., do hereby certify that the accompanying plat of Pine Estates, Filing No. Two, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same.  
*James T. Patty, Jr.*  
James T. Patty, Jr., Registered Land Surveyor, Colo. No. 7060

Approved for content and form only and not to the accuracy of survey, calculation, or drafting pursuant to C.R.S. 1963, §§ 2-2-25 amended  
Date: June 20, 1975  
By: *Robert C. Head*  
Mesa County Surveyor

Approved for content and form only and not to the accuracy of survey, calculation, or drafting pursuant to C.R.S. 1963, §§ 2-2-25 amended  
Date: June 20, 1975  
By: *Robert C. Head*  
Mesa County Surveyor

Building restrictions and restrictive covenants with respect to Pine Estates, Filing No. Two, recorded in Book 1005, Page 535

Building restrictions and restrictive covenants with respect to Pine Estates, Filing No. Two, recorded in Book 1005, Page 535



**AREA QUANTITIES**

Total Acres = 11.189 Acres
Total No. Lots = 11
Total Area in Lots = 9.935 Acres
Total Area in Streets = 1.254 Acres = 11%

**VACATION STATEMENT**  
Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.  
Approved this 30th day of June, A.D., 1975  
Board of County Commissioners of the County of Mesa, Colorado  
*Lawrence Aubert*  
Chairman

**PINE ESTATES - FILING TWO**  
PREPARED BY:  
**NELSON HALEY PATTERSON & QUIRK INC.**  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO APRIL 1975