



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Joe Willoughby is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in Lot 7 of Section 8, T.1S., R.1W. of the Ute Principal Meridian and in the N 1/2 of Section 17 and the SW 1/4 of Section 8, T.1S., R.1W. of the Ute Principal Meridian, said tract being more particularly described as follows: Beginning at a point from whence the S 1/4 corner of Section 8, T.1S., R.1W. of the Ute Principal Meridian bears West a distance of 1320.0 feet; thence S 00°12' E 156.0 feet; thence West 1777.5 feet; thence N 08°54' E 646.2 feet; thence N 24°01' E 923.8 feet; thence East 827.8 feet; thence S 27°00' E 196.0 feet; thence S 40°09' E 595.7 feet; thence South 690.0 feet to the place of beginning, as shown by the accompanying plat thereof:

That the said Joe Willoughby has caused the said real property to be laid out and surveyed as AMENDED RIO VISTA SUBDIVISION, a subdivision of a part of the County of Mesa:

That said Joe Willoughby 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 on 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 line; 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 and landscaping, storm sewer system, curbs and gutters, street pavement and sidewalks shall be financed by the purchaser or the seller—not the County of Mesa.

IN WITNESS WHEREOF, said Joe Willoughby has caused his name to be hereunto subscribed this 22<sup>nd</sup> day of November, A.D. 1955.

By Joe Willoughby  
Joe Willoughby

STATE OF COLORADO)  
COUNTY OF MESA) (SS.

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, A.D. 1955, by Joe Willoughby  
My commission expires August 17, 1958  
Witness my hand and official seal

Don E. Egan  
Notary Public

STATE OF COLORADO) CLERK AND RECORDER'S CERTIFICATE  
COUNTY OF MESA) (SS. 654594

I hereby certify that this instrument was filed in my office at 3:32 o'clock P.M., A.D. 1955, and is duly recorded in Plat Book No. 8, Page 82.

By W. M. Lamm  
Recorder  
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 22 day of November, A.D. 1955. County Planning Commission of the County of Mesa, Colorado.

By R. M. Martin  
Chairman

DISTRICT PLANNING COMMISSION

Approved this 22 day of November, A.D. 1955. District Planning Commission in the County of Mesa, Colorado.

By W. C. Ruamp  
John Allen  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22<sup>nd</sup> day of November, A.D. 1955. Board of County Commissioners of the County of Mesa, Colorado.

By Henry J. Jaepfer  
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that this plat of AMENDED RIO VISTA SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a survey of same.

By Richard J. Mandeville  
Registered Engineer & L.S.

— LEGEND —  
+ Steel pins  
--- Easements (20.0' wide)

SCALE 1"=80'

WESTERN ENGINEERS  
AMENDED  
plat of  
RIO VISTA SUBDIVISION  
MESA COUNTY, COLORADO

SURVEYED C.B.B.W.O. TRACED L.R.P.  
DRAWN L.R.P. CHECKED R.J.M.

GRAND JUNCTION, COLORADO DWG 2-38-3 NOVEMBER 1955