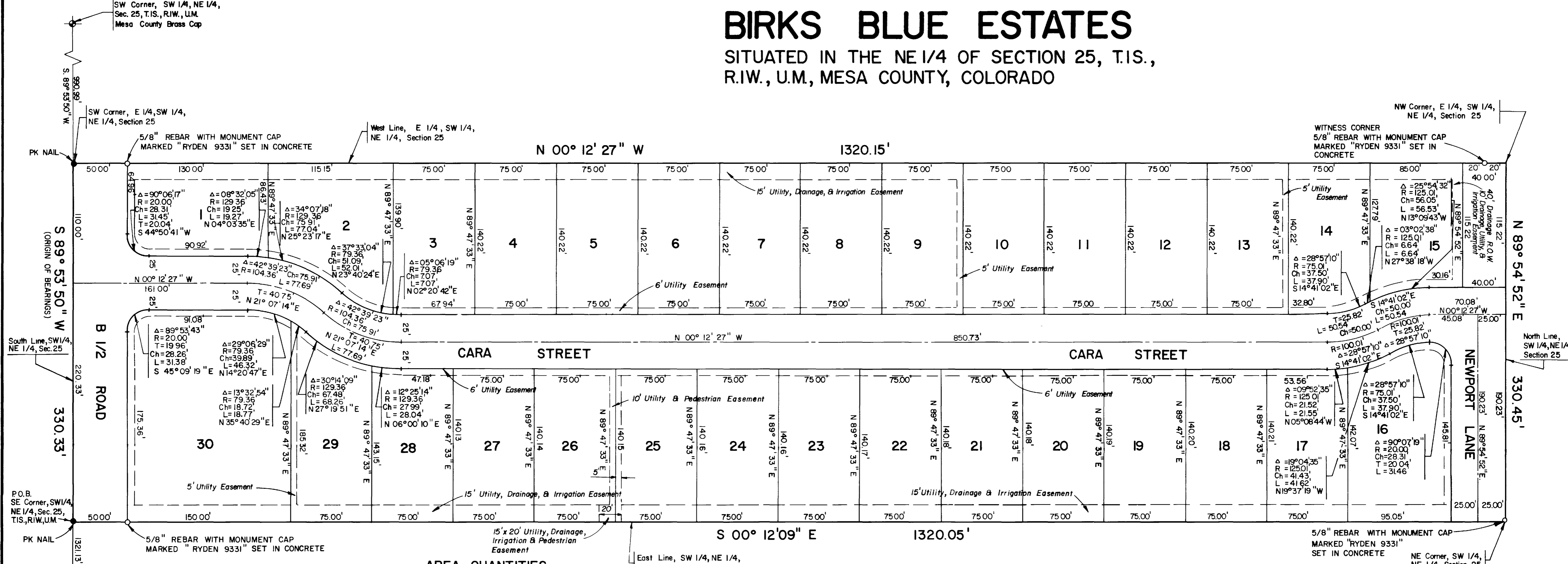


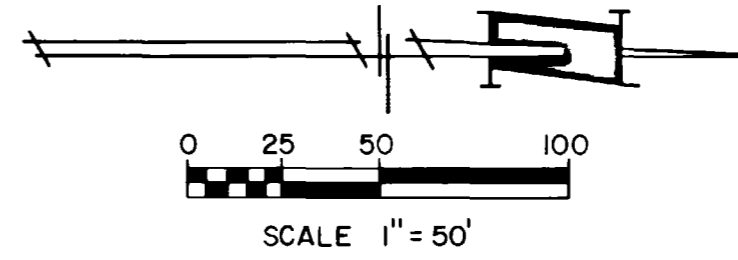
# BIRKS BLUE ESTATES

SITUATED IN THE NE 1/4 OF SECTION 25, T.1.S.,  
R.1.W., U.M, MESA COUNTY, COLORADO



**AREA QUANTITIES**

TOTAL NO. LOTS	= 30
TOTAL AREA IN LOTS	= 7.841 Ac.
TOTAL AREA IN DRAINAGE DITCH ROW.	= 0.106 Ac.
TOTAL AREA IN STREETS	= 2.066 Ac.
TOTAL AREA	= 10.013 Ac.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Rodney C. Birks and Patsy G. Birks, are the owners of that real property situated in the County of Mesa, State of Colorado, and being the East Quarter (E1) of the Southwest Quarter (SW1) of the Northeast Quarter (NE1) of Section 25, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat, said tract being more particularly described as follows:  
Beginning at the Southeast corner of the said SW1 of the NE1 of Section 25; thence S 89° 53' 50" W along the South line of the said SW1 of the NE1 of Section 25 with all bearings contained herein relative thereto: a distance of 330.33 feet to the Southwest corner of the said E1 of the SW1 of the NE1 of Section 25; thence N 00° 12' 27" W along the West line of the said E1 of the SW1 of the NE1 of Section 25 a distance of 1320.15 feet to the Northwest corner of the said E1 of the SW1 of the NE1 of Section 25; thence N 89° 54' 52" E along the North line of the said SW1 of the NE1 of Section 25 a distance of 330.45 feet to the Northeast corner of the said SW1 of the NE1 of Section 25; thence S 00° 12' 09" E along the East line of the said SW1 of the NE1 of Section 25, a distance of 1320.05 feet to the Point of Beginning containing 10.013 acres more or less.  
That the said owners have caused the said real property to be laid out and surveyed as Birks Blue Estates, a subdivision of a part of Mesa County, Colorado.  
That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public and public utilities forever and hereby grant those portions of said real property which are labeled as utility, drainage, and irrigation easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to: transmission lines, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.  
That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.  
In witness where said owners, Rodney C. Birks and Patsy G. Birks, have caused their names to be hereunto subscribed this 13th Day of November, A.D., 1978.

*Rodney C. Birks*  
Rodney C. Birks  
*Patsy G. Birks*  
Patsy G. Birks  
STATE OF COLORADO }  
COUNTY OF MESA } SS  
The foregoing instrument was acknowledged before me this 13th Day of November, A.D., 1978 by Rodney C. Birks and Patsy G. Birks.  
My commission expires 8-16-82  
Witness my hand and seal.  
*Elizabeth Phillips*  
Notary Public

**COUNTY PLANNING COMMISSION CERTIFICATE**  
Approved this 27th Day of December, A.D., 1978, County Planning Commission of Mesa, Colorado.  
*Mary A. Buss*  
Chairman  
**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
Approved this 9th Day of January, A.D., 1979, Board of County Commissioners of the County of Mesa, Colorado.  
*Earl Swadlow*  
Chairman  
**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF MESA } SS  
I hereby certify that this instrument was filed in my office at 10:30 o'clock A.M., this 25th Day of July, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 397.  
Reception No. 1263633 1981  
*Earl Sawyer*  
Clerk and Recorder  
Fees: \$ 12.00  
Deputy *Mary Baker*  
**CITY PLANNING COMMISSION**  
Approved this 19th Day of December, A.D., 1978, City Planning Commission of Grand Junction, Colorado.  
*Janine Rieder*  
Chairman  
**CITY COUNCIL**  
Approved this 20th Day of December, A.D., 1978, City Council of Grand Junction, Colorado.  
*Karl Magnusson*  
Chairman

*Ronald P. Piel*  
City Engineer  
Date: 1-12-79  
*Bill Benson*  
Mesa County Road Department  
Date: 1-9-79  
**SURVEYOR'S CERTIFICATE**  
I, Richard L. Atkins, do hereby certify that the accompanying plat of Birks Blue Estates, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of the same.  
*Richard L. Atkins*  
Richard L. Atkins, P.E. & L.S. No. 12291

<b>Atkins &amp; Associates</b> CONSULTING ENGINEERS 835 COLORADO AVE. GRAND JUNCTION, COLORADO 81501 (303) 243-7169	NO	DATE	REVISION	BY
	<b>BIRKS BLUE ESTATES</b> <b>FILING PLAT</b>			
DATE	11/78	DR	D.H.N.	SCALE
DES.	P.J.S.			1" = 50'
SHEET				OF