

DEL MONTE PARK SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Leon M. Jensen, Nina I. Jensen, Donald R. Lebsack and Joyce Marie Lebsack are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the West 1/4 of Section 8, 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 boundaries as follows:

Tract No. 3

Beginning 142.8 feet South of the West 1/4 Corner of Section 8, Township 1 South, Range 1 West of the Ute Meridian, thence South 378.5 feet, thence S89°55'E 440.0 feet thence North 501.3 feet, thence along the Arc of a 150.5 foot radius Curve to the right, 140.97 feet (the Chord of which bears N63°05'W 135.87 feet.) Thence N36°15'W 150.0 feet, thence along the Arc of a 50.0 foot radius Curve to the left, 102.76 feet (the Chord of which bears S84°52'30"W 85.6 feet, thence S26°00'W 330.45 feet to the point of beginning. Containing 5.831 Acres more or less. Expect 30.0 feet on the West for Road Right-of-Way and except 25.0 feet on the North for Road Right-of-Way. A water line Right-of-Way 5.0 feet right and 5.0 feet left of the following described Centerline. Beginning at a point which bears South 147.3 feet and S89°55'E 30.0 feet from said West 1/4 Corner of Section 8, thence N85°46'E 171.07 feet, thence N42°59'E 143.6 feet, thence N47°00'E to the North line of said Tract 3.

An Easement for a Power Line 10.0 feet in width 5.0 feet Right and 5.0 feet left of the following described Centerline.

Beginning at a point 30.0 feet S89°55'E and North 31.04 feet from said West 1/4 Corner of Section 8, thence N75°53'E 64.39 feet for the Point of Beginning. Thence N75°53'E 193.98 feet to the Northerly Line of said Tract 3.

That the said owners have caused the said real property to be laid out and surveyed as Del Monte Park Subdivision, 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 graveling or improvements shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners Leon M. Jensen, Nina I. Jensen, Donald R. Lebsack and Joyce Marie Lebsack have caused their names to be hereunto subscribed this 28th day of May, A.D., 1971.

Leon M. Jensen
Leon M. Jensen
Nina I. Jensen
Nina I. Jensen

Donald R. Lebsack
Donald R. Lebsack
Joyce Marie Lebsack
Joyce Marie Lebsack

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 28th day of May, A.D., 1971, by Leon M. Jensen, Nina I. Jensen, Donald R. Lebsack and Joyce Marie Lebsack.

My Commission expires November 12, 1973
Witness my hand and official seal.

John C. Shepherd
Notary Public



1010016

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:45 o'clock A.M., Aug 17, A.D., 1971, and is duly recorded in Plat Book No. 11, Page 40.

Annie M. Sumpton
Clerk and Recorder

Fees \$ 10.00

By: _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of June, A.D., 1971.
County Planning Commission of the County of Mesa, Colorado.

By: *Jimmy R. Trajner*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 30th day of July, A.D., 1971.
Board of County Commissioners of the County of Mesa, Colorado.

By: *Jack Wadlow*
Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Del Monte Park Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same.

Clarence J. Bielak
Registered Land Surveyor

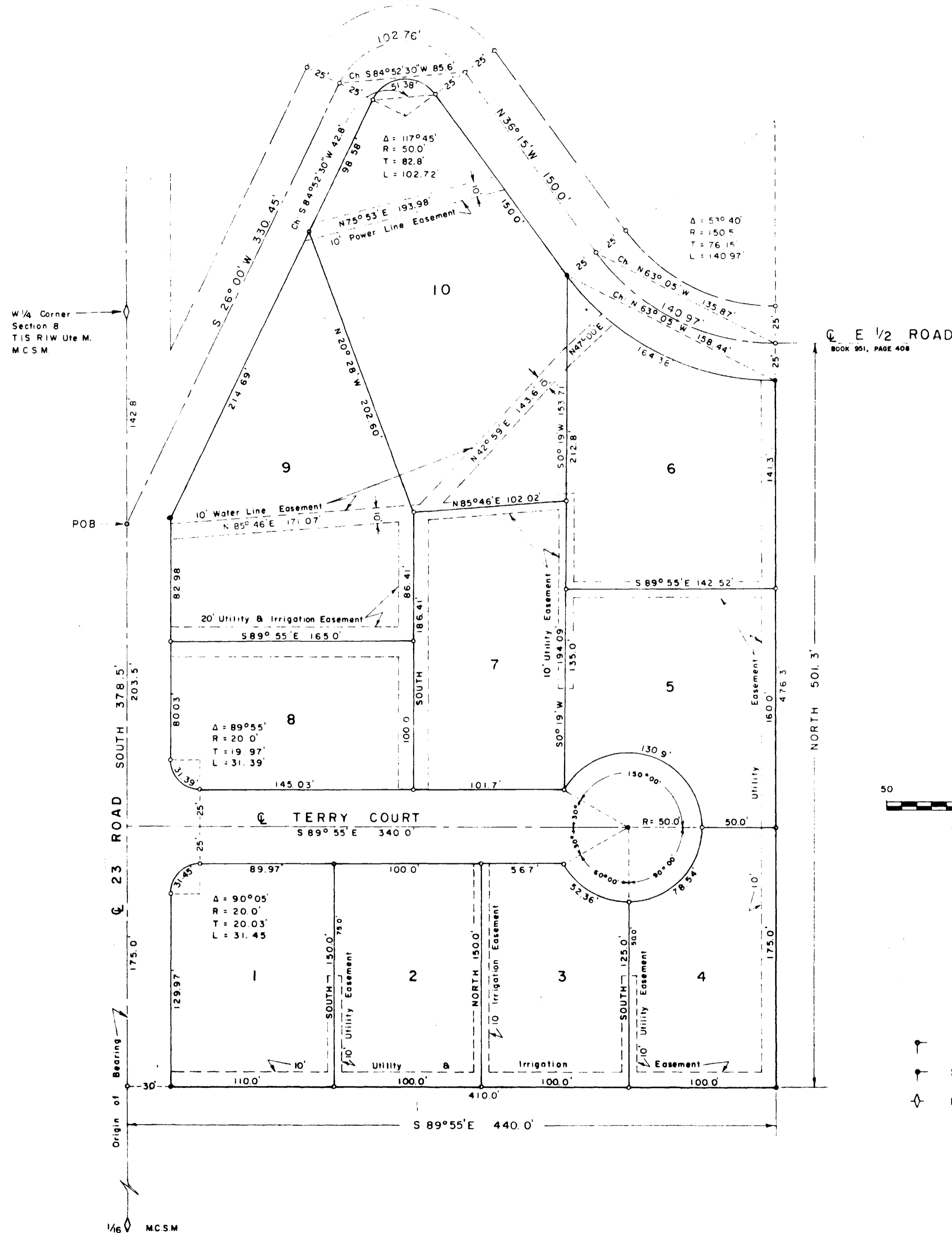
Approved for content and form only and not to the accuracy of survey, calculations and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

Robert Head 6/8/71
Mesa County Surveyor

WESTERN ENGINEER'S INC.
PLAT OF
**DEL MONTE PARK
SUBDIVISION**
MESA COUNTY, COLORADO

SURVEYED DRAWN TRACED

GRAND JUNCTION, COLO. DWG. 1-571-2 5/25/71



LEGEND

- ⊙ Steel pin
- ⊙ Steel pin set in concrete
- ⊙ Mesa County Survey Monument