

# NORTH PARK ESTATES

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack D. Payne is the owner of that real property situated in the County of Mesa, State of Colorado and lying in the North 1/2 of Section 8, Township 1 South, Range 1 East of the Ute Meridian as shown by the accompanying plat thereof, said tract being more specifically described as follows:

The West 5 acres of the NW 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian and the E 1/2 E 1/4 NE 1/4 NW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian - more particularly described by metes and bounds as follows:  
Beginning at the N 1/4 Corner of Section 8, T 1 S, R 1 E of the Ute Meridian, thence East 165.26 feet, thence S 0°05' E 1318.01 feet, thence N 89°56'40" W 165.26 feet, thence S 89°57'34" W 165.22 feet, thence N 0°05' W 1317.96 feet, thence East 165.22 feet to the point of beginning.

That the said owner has caused the said real property to be laid out and surveyed as North Park Estates, a subdivision of a part of the County of Mesa,

That said owner does 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 owner Jack D. Payne has caused his name to be hereunto subscribed this 29<sup>th</sup> day of January A.D., 1971.

*Jack D. Payne*  
Jack D. Payne

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January A.D., 1971 by John D. Payne.

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

*John C. Shepherd*  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss 1001251  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:54 o'clock P. M., Jan 26 A.D., 1971, and is duly recorded in Plat Book No. 11 Page 30

Fees \$ 10.00

By Annice M. Tunstun  
Deputy

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9<sup>th</sup> day of February, A.D., 1971.  
County Planning Commission of the County of Mesa, Colorado.

By Gary R. Smiger  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 16<sup>th</sup> day of February, A.D., 1971.  
Board of County Commissioners of the County of Mesa, Colorado.

By Jack Woodrow  
Chairman

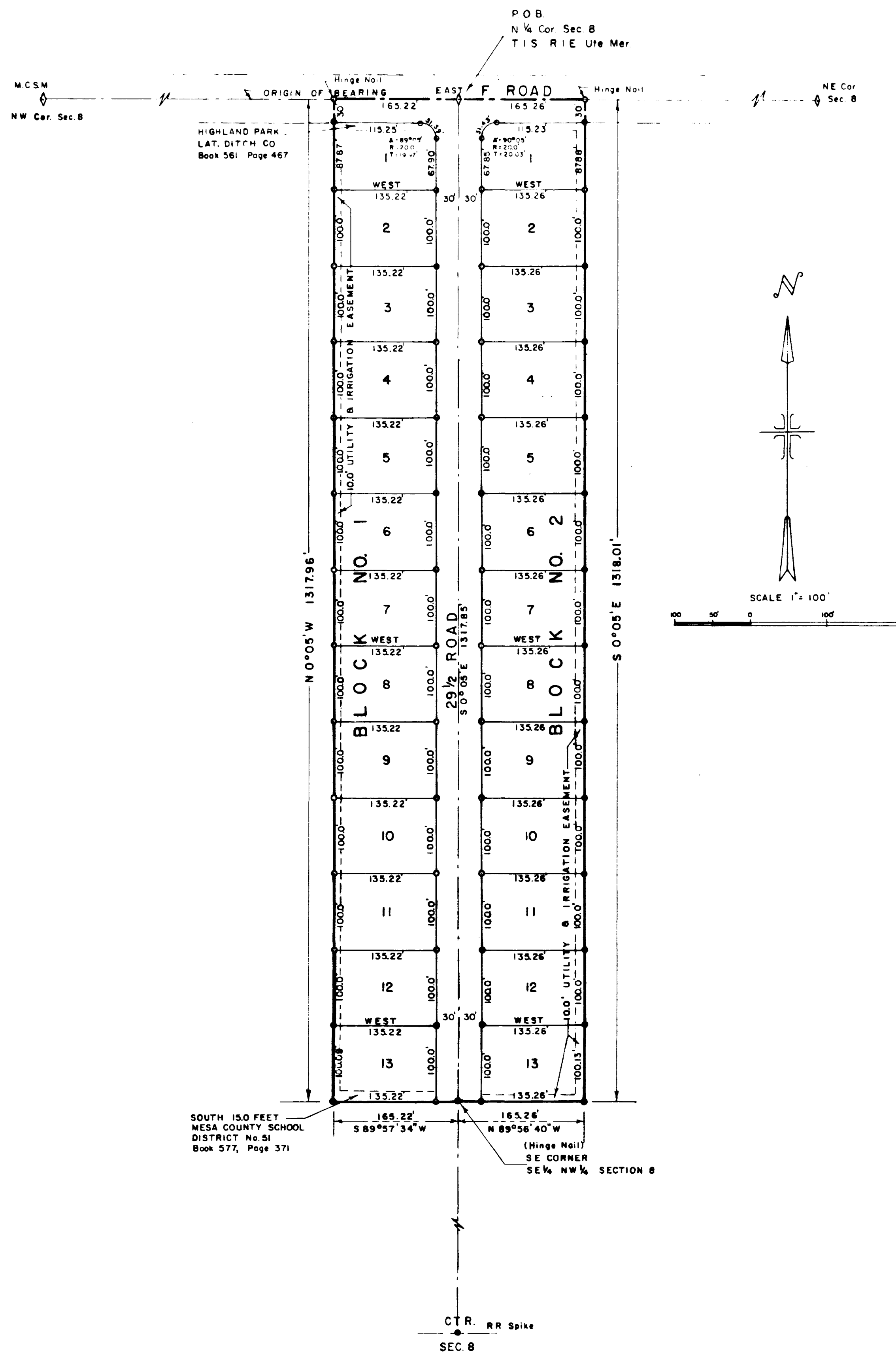
### SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of North Park Estates, 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.

By J. Boyd Peterson  
Registered Land Surveyor

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

By Robert C. Lued 2/11/71  
Mesa County Surveyor



### LEGEND

- Steel Pin set in Concrete.
- Steel Pin
- Mesa County Survey Monument

WESTERN ENGINEERS, INC.  
PLAT OF  
NORTH PARK ESTATES  
MESA COUNTY, COLORADO

SURVEYED J.P.P. DRAWN J.P.P. TRACED J.P.P.  
GRAND JUNCTION, COLO. DWG. 1-559-2 1/