E 4 COR. SEC. 9, TIS, RIE, U.M. N90°00'00"E Bearing Source (called East) ELEV 4690' by USGS N90°00'00"E 117.00" CLIFTON QUAD N90°00'00"E 96.93" IO' IRR. & GAS ESMT. /Δ = 90°11'30" 30.00 40.00 R = 20.00 T = 20.07 L = 31.48 190°00'00"E 117.00 Scale: 1" = 50' 7 New 22' of road R.O.W. deeded to Mesa Co. to agree w/paving location Bk. 1044, pg. 695 & 696 Existing paving Existing 30' section line road Existing east 12' of R.O.W. per commissioners record road R.O.W. to be vacated Bk. 3-347 & Road Bk. 2-65 to be vacated as per this plat LEGEND: D - Perimeter monument #5 rebar × 3 set in concrete, w/alley cap #5 rebar × 3' w/alloy cap 0 - Lot corner: #5 rebar x 2 w/plastic cap ♦ - Found Mesa County survey ● - Block monument: #5 rebarx 3' w/alloy cap Area Summary: Lots-8 94.38% 2.35 ac 100.00% 2.49 ac. CERTIFICATE OF VACATION Due to the present location of 31 Road and Mesa County OBTAINING THE 22 FT. RIGHT-OF-WAY AS SHOWN HEREON THE VACATION OF CERTAIN PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, I.E., -N90°00'00"E 117.00" Approved this 20 day of A.D.1975 BOARD OF COUNTY COMMISSIONER OF THE COUNTY OF MESA, STATE of Colorado. EY Keurena Cabert
CHAIRMAN 30.00 40.00

SE COR. SEC. 9 🛇

## EAST PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

DANIEL R. BEATON, PRESIDENT & THAT THE UNDERSIGNED, LARRY WARREN, GENERAL MANAGER OF GREEN TREE, INC. IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING WITHIN THE NE4SE4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EL CORNER OF SAID SECTION 9; THENCE SOO°11'30"E ALONG THE EAST LINE OF SAID SECTION 9 909.85 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 & 24; THENCE \$72°53'W ALONG SAID RIGHT-OF-WAY 122.30 FT; THENCE NO0°11'30"W 945.89FT. TO THE NORTH LINE OF SAID NE4SE4; THENCE N90°00'E ALONG SAID NORTH LINE 117.00 FT. TO THE POINT OF BEGINNING; AND CONTAINING 2.49 ACRES, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS EAST PARK, 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 AHOWN 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 IRRIAGATION 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.

DANIEL R. BEATON, PRESIDENT & IN WITNESS WHEREOF, SAID OWNER LARRY WARREN, GENERAL MANAGER OF GREEN TREE, INC. HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS DAY OF JELL . A.D., 19 15. By Earry Warren, GENFRAL MANAGER

STATE OF COLORADO )

COUNTY OF M E S A )

BY - much to the alon President DANIEL R. BEATON, PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS / DAY OF Septem Ber , A.D. 19 76, BY OWNER LARRY

WARREN & DANIEL R. BEATON MY COMMISSION EXPIRES June 4 1776 . WITNESS MY HAND AND OFFICIAL SEAL.

Chala D w man

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )

COUNTY OF 11 E S A ) 1097049

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT /1:05 O'CLOCK A M., November 7 , A.D., 19 15, AND IS DULY RECORDED IN PLAT BOOK NO. // PAGE /73.

CLERK & RECORDER FEE \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 12th DAY OF August, A.D., 1975. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

BY Parlow Sever

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 20 DAY OF Oct., A.D., 1975. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA,

By Chairman Cubert

ENGINEERS' CERTIFICATE

Colorado

I, LUTHER T. MUSGROVE, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF EAST PARK, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

By Suther 1. Mayrone 8-26-75

REGISTERED LAND SURVEYOR, L.S. 10386

COUNTY SURVEYORS' CERTIFICATE

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

By Soger C. Lead DATE: 10/21/75
Ilesa County Surveyor

BY Jack Bournam DATE: 9/30/75

IVSA COUNTY ROAD DEPT.

BY H. Coluin DATE: 10-16-75 UTILITIES COORDINATING COMMITTEE

EAST PARK

BY

MUSGROVE SURVEYING

AUGUST 25, 1975

FILE: 75-06-03