

IRWIN'S CLIFTON HEIGHTS SUBDIVISION NO. 2 ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned J. C. Irwin is the owner of that real property situated in the County of Mesa, State of Colorado and lying in the SW 1/4 SW 1/4 of Section 2, Township 1 South Range 1 East of the Ute Meridian, as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point which lies S 89° 59' W 832.17 feet from the SW Corner of Section 2, T 1 S R 1 E Ute Meridian, thence N 00° 00' 00" W 275.00 feet, thence S 89° 59' W 262.17 feet, thence N 00° 00' 00" W 1045.00 feet, thence N 89° 59' E 422.17 feet, thence S 00° 00' 00" E 1320.00 feet, thence S 89° 59' W 160.00 feet to the point of beginning.

That the said owner has caused the said real property to be laid out and surveyed as Irwin's Clifton Heights Subdivision 2nd Addition, a subdivision of a part of the County of Mesa.

That said owner does hereby dedicate and set apart all of the streets, avenues, roads and walkways 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 streets, avenues, roads, and utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric and cable television lines, poles and cables; storm and sanitary sewer mains; water mains; gas pipe lines; with further right of ingress to and from the above described utility easements; 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; and those portions of said real property which are labeled as drainage easements for installation and maintenance of drainage 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 J. C. Irwin has caused his name to be hereunto subscribed this 20th day of February, A.D., 1976

J. C. Irwin
J. C. Irwin

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 20th day of February, A.D., 1976 by J. C. Irwin.

My Commission expires September 4, 1978
Witness my hand and official seal.

Margaret K. Coffield
Notary Public

SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:30 o'clock P.M. March 26, A.D., 1976, and is duly recorded in Plat Book No 11, Page 192.

Fees \$ 10.00

George Hamilton
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A.D., 1976.
County Planning Commission of the County of Mesa, Colorado.

R. H. Johnson
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 15th day of March, A.D., 1976.
Board of County Commissioners of the County of Mesa, Colorado.

Majors Allen
Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Irwin's Clifton Heights Subdivision 2nd Addition, 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

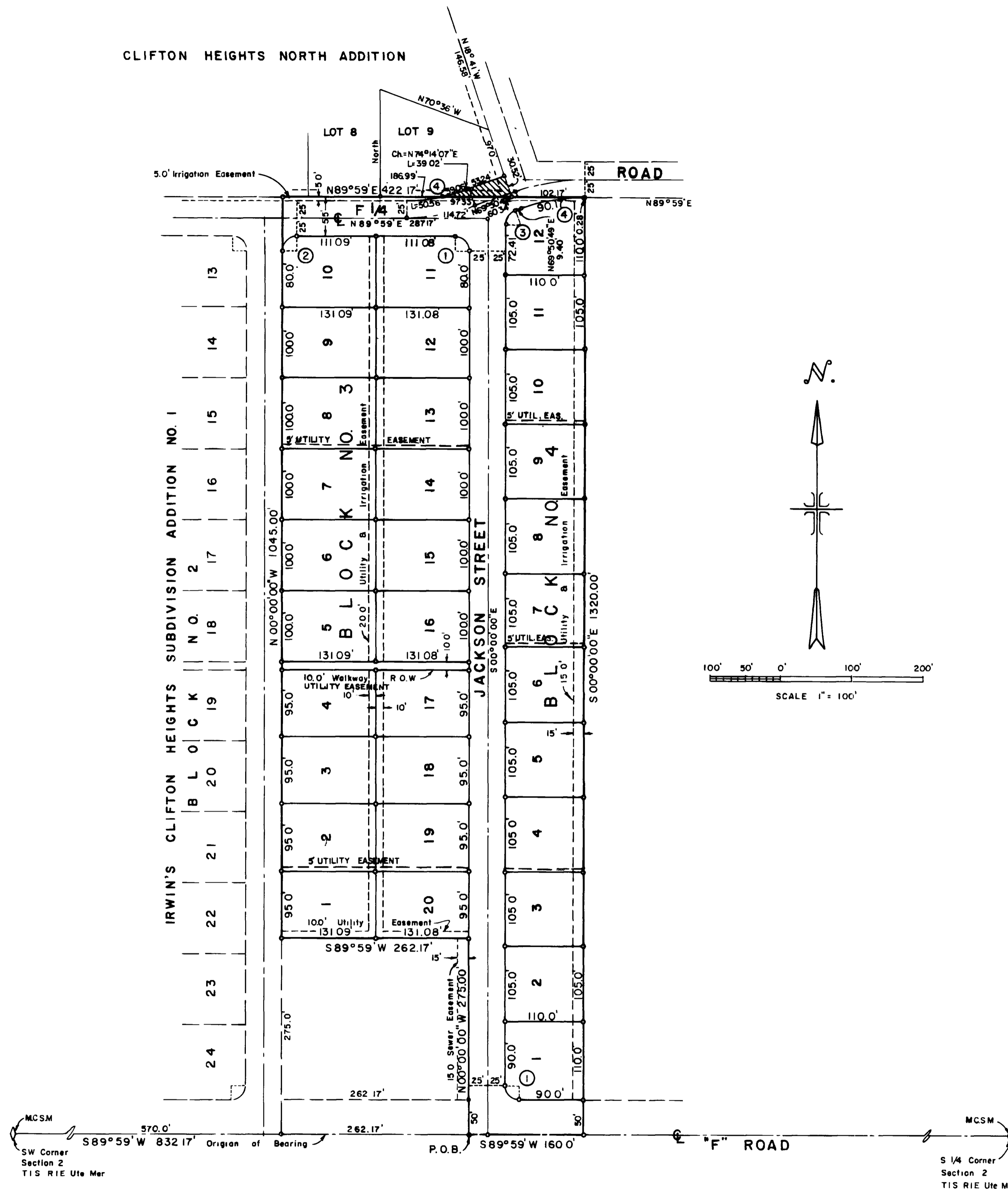
Approved for content and form only and not to the accuracy of surveys, calculations and drafting.
Pursuant to C.R.S. 1963, 136-2-2 as amended

Robert C. Hood 3/24/76
Mesa County Surveyor Date

By *Jack D. Bauman* Date 3-15-76
Mesa County Road Dept.

By *K. H. Palmer* Date 3-16-76
Utilities Coordinating Committee

CLIFTON HEIGHTS NORTH ADDITION



LEGEND

- ◊ Mesa County Survey Monument
- Set No. 5 Rebar w/cap
- Set No. 5 Rebar w/cap
- ▨ That portion of Lot 9 Clifton Heights North Addition dedicated to Mesa County Road Right-of-Way.

CURVE DATA				
CURVE N°	DELTA	RADIUS	TANGENT	CURVE LENGTH
①	90° 01'	20.0'	20.006'	31.34'
②	89° 59'	20.0'	19.994'	31.42'
③	69° 50' 49"	20.0'	13.96'	24.38'
④	20° 08' 11"	280.0'	49.72'	98.40'

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WESTERN ENGINEERS, INC
PLAT OF
IRWIN'S CLIFTON HEIGHTS
SUBDIVISION 2ND ADDITION
MESA COUNTY, COLORADO

SURVEYED D.B. DRAWN G.L.A. CHECKED C.J.B.
GRAND JUNCTION, COLO. DWG. 491-215-14 2/17/76