

PIONEER VILLAGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, W. R. Bray, Robert L. Bray, and Leslie C. Smith, are the owners of that real property situated in the NE 1/4 NE 1/4 NE 1/4 SEC. 10, T. 1 S., R. 1 E., Ute P.M., Mesa County, Colorado as shown on the accompanying plat thereof; said property being more particularly described as follows:

Beginning at a point on the East line of said NE 1/4 NE 1/4 NE 1/4 SEC. 10, Being S00°17'30"E (assumed bearing) 160.00 ft. from the NE corner of said NE 1/4 NE 1/4 NE 1/4 SEC. 10, A Mesa County brass cap in place; thence S00°17'30"E 499.76 ft. along the East line of said NE 1/4 NE 1/4 NE 1/4 SEC. 10 to the Southeast corner of said NE 1/4 NE 1/4 NE 1/4 SEC. 10 and the Northeast corner of Clifton Village Subdivision as recorded in Plat Book 11 at Page 262, in the Clerk and Records Office, Mesa County, Colorado; thence S89°47'08"W 654.57 ft. along the South line of said NE 1/4 NE 1/4 NE 1/4 SEC. 10 and the North line of said Clifton Village Subdivision to the Southwest corner of said NE 1/4 NE 1/4 NE 1/4 SEC. 10; thence N00°17'45"W 659.70 ft. along the West line of said NE 1/4 NE 1/4 NE 1/4 SEC. 10 to the Northwest corner of said NE 1/4 NE 1/4 NE 1/4 SEC. 10; thence N89°46'48"E 494.61 ft. along the North line of said NE 1/4 NE 1/4 NE 1/4 SEC. 10; thence S00°17'30"E 120.00 ft.; thence S45°15'42"E 56.61 ft.; thence N89°46'48"E 120.00 ft. to the point of beginning, said parcel contains 9.34 acres more or less.

That said owners have caused the real property to be laid out and surveyed as shown on the accompanying plat of Pioneer Village Subdivision, a subdivision of a part of Mesa County.

That the said owners do hereby dedicate to the PUBLIC all roadways as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush; together with the right of ingress and egress for the installation, maintenance, and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense of 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, W.R. Bray, Robert L. Bray and Leslie C. Smith, to be hereunto subscribed this 14th day of July, A.D., 1980.

W.R. Bray, Owner
Robert L. Bray, Owner
Leslie C. Smith, Owner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 14th day of July, A.D., 1980 by W. R. Bray, Robert L. Bray and Leslie C. Smith.

My Commission expires January 28, 1984
Witness my hand and official seal

John L. Bellogg
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 11:35 o'clock A.M., July 22, A.D., 1980, and is duly recorded in Plat Book No. 12, Page 286, Reception No. 122946.

Fee \$ 10.00

Earl Sawyer
Clerk and Recorder

Bonnie Wilson
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21 day of July, A.D., 1980.
County Planning Commission of the County of Mesa, Colorado.

Lloyd Somerville
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 22 day of July, A.D., 1980
Board of County Commissioners of the County of Mesa, Colorado.

Rick Estrom
Chairman

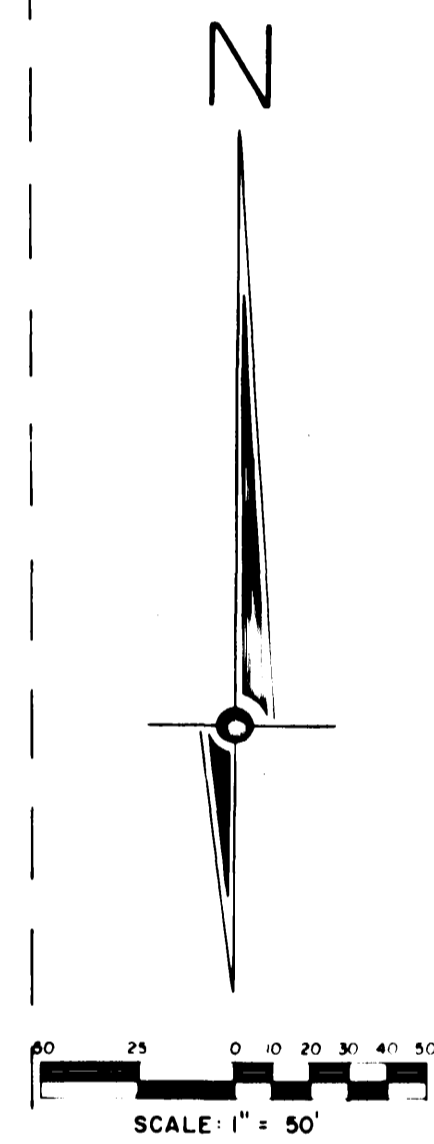
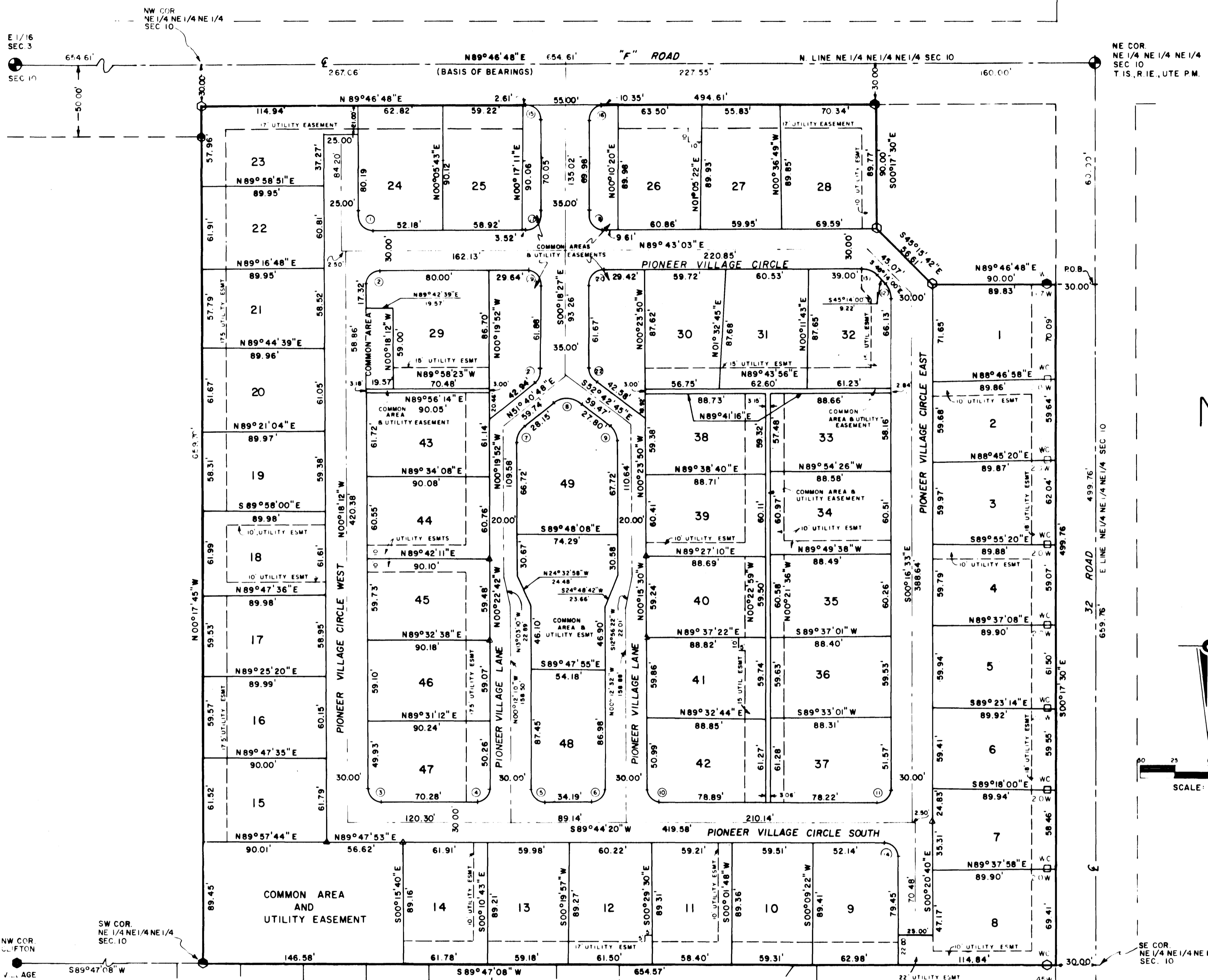
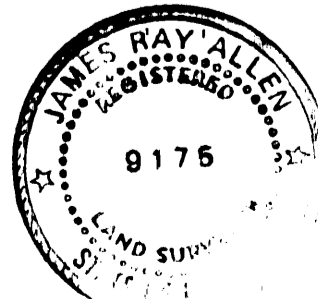
LEGEND

- MESA COUNTY BRASS CAP SURVEY MINUMENT
- ▲ ANGLE POINT
- △ ALL LOT CORNERS & ANGLE POINTS ARE SET #3 REBAR W/CAP STAMPED LUKE LS 1415
- #3 REBAR W/CAP STAMPED LUKE LS 14.5 SET IN CONCRETE
- FOUND #5 REBAR W/CAP STAMPED NICHOLS LS 12193
- #5 REBAR W/PLASTIC W/CAP STAMPED MCKGROVE LS 10386

SURVEYOR'S CERTIFICATE

I, James R. Allen do hereby certify that the accompanying plat of Pioneer Village Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James R. Allen
Registered Land Surveyor
James R. Allen L.S. 9175



NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°58'45"	10.00'	10.00'	15.70'	14.14'	N45°17'36"W
2	90°01'15"	10.00'	10.00'	15.71'	14.14'	S44°42'25"W
3	89°57'28"	10.00'	9.99'	15.70'	14.14'	S45°16'56"E
4	90°05'30"	10.00'	10.02'	15.72'	14.15'	S44°41'38"W
5	89°54'30"	10.00'	9.98'	15.69'	14.13'	N45°18'25"W
6	90°05'52"	10.00'	10.02'	15.73'	14.15'	N44°41'24"E
7	52°00'40"	15.00'	7.32'	13.62'	13.15'	N25°40'28"E
8	75°36'27"	15.00'	11.64'	19.79'	18.39'	N89°29'02"E
9	52°18'55"	15.00'	7.37'	13.70'	13.23'	S26°33'17"E
10	89°54'08"	10.00'	9.98'	15.69'	14.13'	N45°18'36"W
11	90°00'53"	10.00'	10.00'	15.71'	14.14'	N44°43'53"E
12	44°57'27"	15.00'	6.21'	11.77'	11.47'	S22°45'16"E
13	45°02'57"	15.00'	6.22'	11.79'	11.49'	S67°45'28"E
14	89°55'00"	10.00'	9.99'	15.69'	14.13'	S45°18'10"E
15	89°58'45"	10.00'	9.98'	15.69'	14.13'	N45°17'42"W
16	90°05'15"	10.00'	10.02'	15.72'	14.15'	S44°44'11"E
17	90°01'30"	10.00'	10.00'	15.71'	14.15'	S44°42'18"E
18	89°58'30"	10.00'	10.00'	15.70'	14.14'	N45°17'42"W
19	89°58'30"	10.00'	10.00'	15.70'	14.14'	N45°17'42"W
20	90°01'30"	10.00'	10.00'	15.71'	14.15'	N44°42'18"E
21	51°59'15"	15.00'	7.31'	13.61'	13.15'	N25°41'11"E
22	52°24'18"	15.00'	7.38'	13.72'	13.25'	N26°30'36"W

LAND USES	
LOTS (49)	6.53 ac. 70%
ROADS	2.41 ac. 26%
COMMON AREAS	0.40 ac. 04%
TOTAL	9.34 ac. 100%

PIONEER VILLAGE SUBDIVISION
ARMSTRONG ENGINEERS & ASSOC., INC.
861 ROOD AVE. GRAND JUNCTION, COLO. 81501 (303) 245-3861