

# HACIENDA ACRES

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO AND BEING THAT PART OF THE WEST HALF OF THE N.W. 1/4 OF SECTION 26 AND A PART OF THE EAST HALF OF THE N.E. 1/4 OF SECTION 27 ALL IN TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH. P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26 AND CONSIDERING THE WESTERLY LINE OF SAID SECTION 26 TO BEAR S.00°08'00"E., WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N.16°04'14"W., 807.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE S.73°01'18"W., 16.75 FEET; THENCE N.88°32'25"W., 679.59 FEET; THENCE N.01°21'33"E., 620.75 FEET; THENCE S.88°45'15"E., 957.95 FEET; THENCE S.23°30'39"W., 650.83 FEET; THENCE S.39°15'48"W., 22.06 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 11.84 ACRES.

THAT SAID OWNERS HAVE CAUSED THE REAL SAID PROPERTY TO BE LAID OUT AND SURVEYED AS HACIENDA ACRES, A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE ROAD AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DEDICATES THOSE PORTIONS OF SAID REAL PROPERTY, WHICH ARE LABELED AS 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; AND GAS PIPELINES; WITH FUTURE RIGHT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED UTILITY EASEMENTS.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF ORVILLE D. BROWN, HUSBAND MARY ELMA BROWN, WIFE AND SANDRA GAIL BROWN NOW KNOWN AS SANDRA GAIL MAGUIRE WIFE, JAMES A. MAGUIRE HUSBAND, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 30th DAY OF JUNE, A.D., 1975.

ORVILLE D. BROWN HUSBAND

MARY ELMA BROWN WIFE

SANDRA GAIL MAGUIRE WIFE

JAMES A. MAGUIRE HUSBAND

STATE OF COLORADO)

COUNTY OF MESA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF JUNE, A.D., 1975, BY ORVILLE D. BROWN HUSBAND, MARY ELMA BROWN WIFE, SANDRA GAIL BROWN NOW KNOWN AS SANDRA GAIL MAGUIRE WIFE, AND JAMES A. MAGUIRE HUSBAND.

MY COMMISSION EXPIRES: 1978  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA )

1089727

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:25 O'CLOCK P. M., A.D., 1975 AND IS DULY RECORDED IN PLAT BOOK 11, PAGE 154.  
July 1, 1975

Earl Lawrence  
CLERK AND RECORDER

DEPUTY  
FEES \$ 10.00

### PLANNING COMMISSION CERTIFICATE

APPROVED THIS 30th DAY OF JUNE A.D., 1975 BY THE MESA COUNTY PLANNING COMMISSION.

Richard A. ...  
CHAIRMAN

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 30th DAY OF JUNE A.D., 1975 BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF MESA.

Lawrence Albert  
CHAIRMAN

### SURVEYOR'S CERTIFICATE

I, EDWARD A. ARMSTRONG, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF HACIENDA ACRES, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

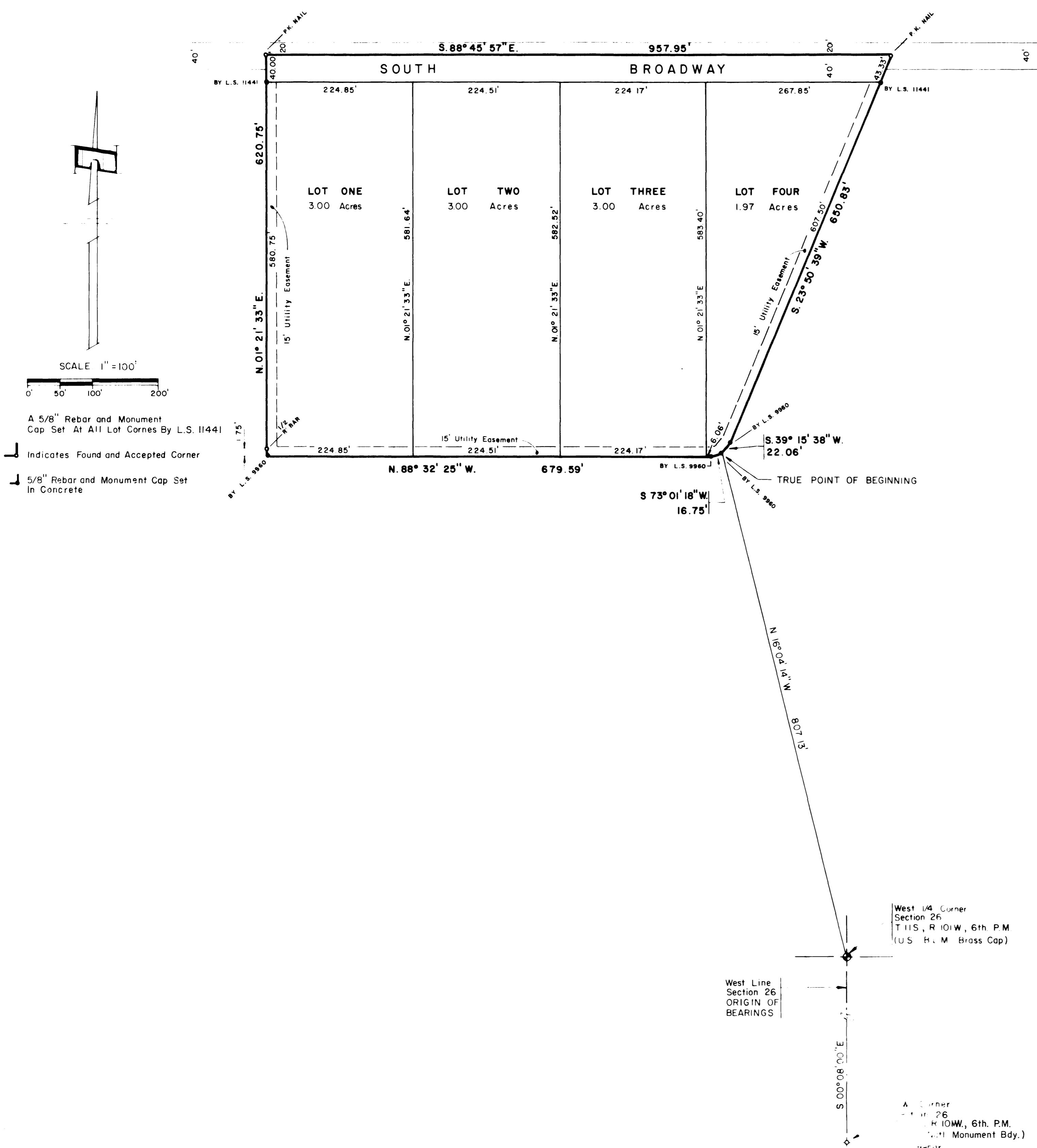
Edward A. Armstrong  
EDWARD A. ARMSTRONG  
REGISTERED LAND SURVEYOR AND  
PROFESSIONAL ENGINEER  
COLO. REG. NO. 11441

APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OF DRAFTING. PURSUANT TO C.R.S. 136-2-2 AS AMENDED

BY: Robert P. Gerlofs DATE 6-30-75  
MESA COUNTY SURVEYOR

James S. ...  
UTILITIES COORDINATING COMMITTEE

Jack ...  
MESA COUNTY ROAD DEPARTMENT



HACIENDA ACRES

ROBERT P. GERLOFS  
Engineering Consultants MAIN ST. GRAND CO. COLO. 8001 PH. 243-8968

ARMSTRONG ENGINEERS  
APRIL 1975