

MADRE DE PAZ, A REPLAT OF 4 SEASONS - ORCHARD MESA DEVELOPMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of Lot 2 and Lot 3 of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian in Mesa County, Colorado, as shown on the accompanying plat and being more particularly described as follows:

Commencing at the Northeast corner of the West one-half of Lot 2, Section 36 and considering the North line of the West one-half of said Lot 2 to bear N90°00'00"E and the East line of the West one-half of said Lot 2 to bear S00°00'00"E with all bearings herein relative thereto; thence S00°00'00"E along said East line 301.50 feet to the True Point of Beginning; thence S00°00'00"E along said East line 359.12 feet to the rimrock of the bluffs skirting the North bank of the Gunnison River; thence N67°57'36"W along said rimrock 309.24 feet; thence S84°38'20"W along said rimrock 1039.21 feet to the West line of the East one-half of Lot 3 of said Section 36; thence N00°00'00"W along said West line 403.67 feet; thence S86°15'08"E 167.22 feet; thence N03°24'19"E 77.62 feet to the Southerly right-of-way line of Canal No. 1 of the Orchard Mesa Irrigation District; thence S83°32'50"E along said right-of-way line 1157.17 feet to the True Point of Beginning containing 10.857 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as MADRE DE PAZ, A REPLAT OF 4 SEASONS-ORCHARD MESA DEVELOPMENT, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby grants those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities including but not limited to transmission lines, electric lines, gas lines, and telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street paving or improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owner has caused her name to be hereunto subscribed this 29 day of October, A.D., 1987.

Geraldine T. Hobgood
Geraldine T. Hobgood

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 29th day of October, A.D., 1987 by Geraldine T. Hobgood.

My commission expires 12/23/89
Witness my hand and official seal.

Notary Public
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 1:35 o'clock P.M. this 11th day of December, A.D., 1987, and is duly recorded in Plat Book No. 13, Page 380. Reception No. 1473476.

Carl Sawyer
Clerk and Recorder

Fees: \$ 10.00
drawer 2-79

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of December, A.D., 1987. County Planning Commission of the County of Mesa, State of Colorado.

Mary K. Fuller
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 10th day of December, A.D., 1987. Board of County Commissioners of the County of Mesa, State of Colorado.

R.W. Holmes
Chairman

VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights-of-way, the vacation of previously dedicated/reserved public rights-of-way are hereby ordered.

Approved this 10th day of December, A.D., 1987. Board of County Commissioners of the County of Mesa, State of Colorado.

R.W. Holmes
Chairman

SURVEYOR'S CERTIFICATE

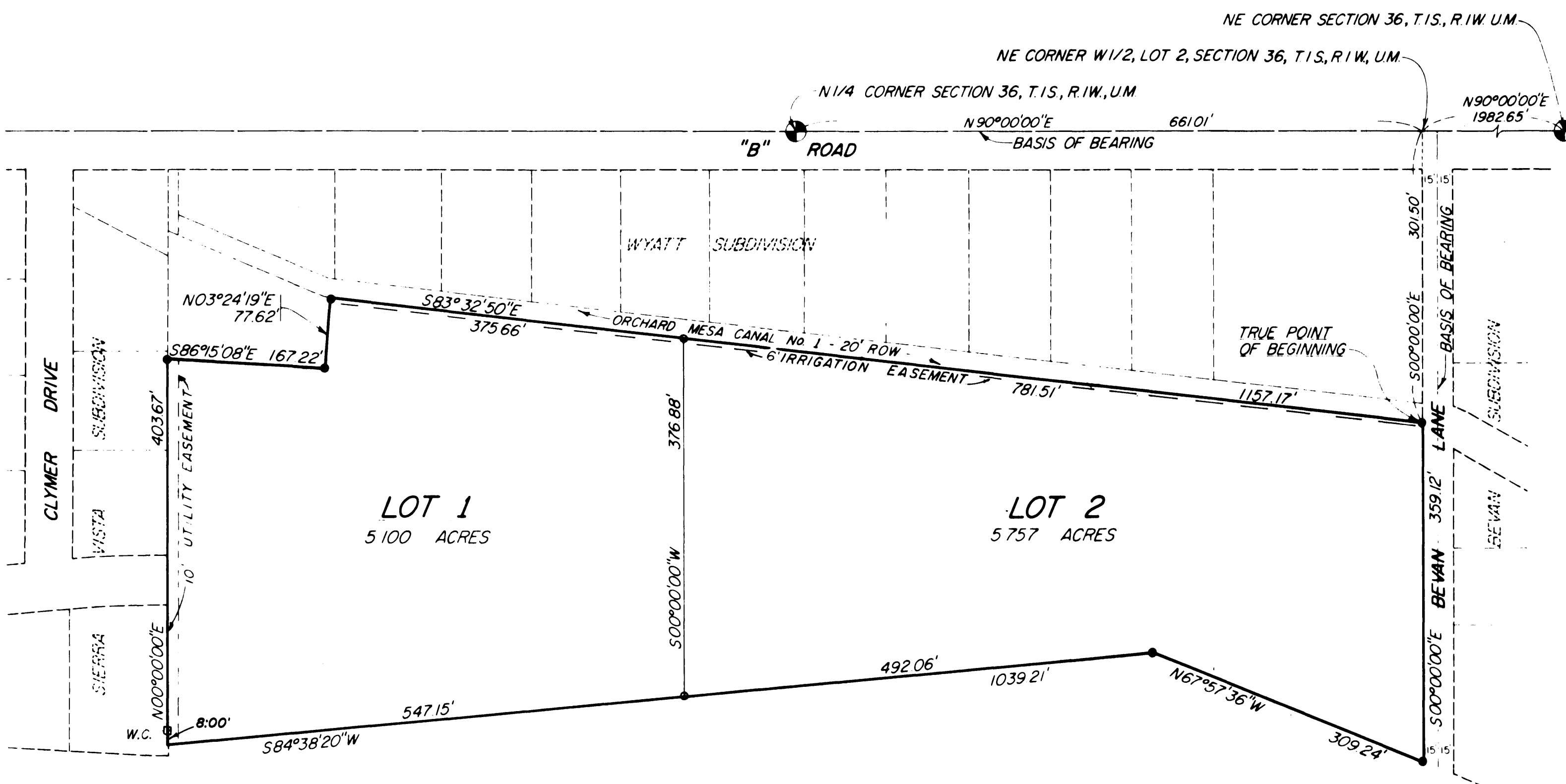
I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this replat was prepared from a plat of 4 Seasons-Orchard Mesa Development which was surveyed by Colorado West Surveying Co., and recorded in Plat Book 12, Page 204 of the records of Mesa County, Colorado. Said subdivision was field checked by me during June and July of 1987, said plat being true and correct to the best of my knowledge and belief.



Wayne H. Lizer 12/18/87
Wayne H. Lizer
Registered Professional Land Surveyor
P.E., P.L.S. No. 14113

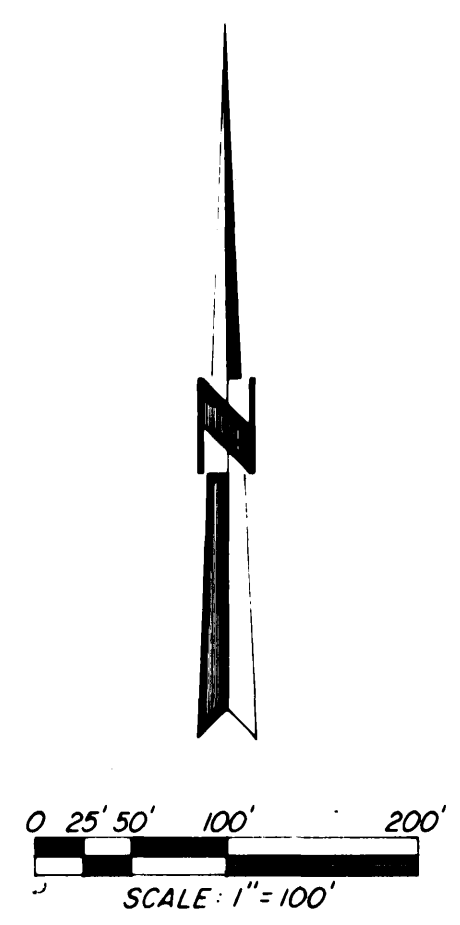
Richard D. Miller
Approved: Chairman, Utilities Coordinating Committee

Date: 8/12/87



LEGEND

- MESA COUNTY BRASS CAP
- SET PIN WITH CAP IN CONCRETE MARKED P.E., L.S. 14113
- w.c. □ SET WITNESS CORNER-PIN WITH CAP IN CONCRETE MARKED P.E., L.S. 14113
- SET LOT CORNER-PIN WITH CAP MARKED P.E., L.S. 14113



MADRE DE PAZ,
A REPLAT OF
4 SEASONS-ORCHARD MESA DEVELOPMENT

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD · UNIT 8 · 241-1129
GRAND JUNCTION, COLORADO · 81505