

FIRST ADDITION TO MESA GRANDE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, owner Western Colorado Land Company, Frank Nisley, Jr., President, Ivan P. Kladder, Secy., and Shirley A. Hickman are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the E 1/2 E 1/2 SW 1/4 Section 17, T.1S., R.1W. 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 N 89° 24' W 30 feet, thence North 207.0 feet from the NE Corner SE 1/4 SW 1/4 Section 17, T.1S., R.1W., Ute Meridian thence S 45° 00' W 70.71 feet, thence South 145.17 feet, thence along a curve to the right having a radius of 128.87 feet with an interior angle of 45° 58' a distance of 103.38 feet, thence N 81° 46' W 349.1 feet, thence N 79° 08' W 147.5 feet, thence N 00° 43' E 370.68 feet, thence N 89° 40' E 340.0 feet, thence North 176.95 feet, thence S 25° 00' E 56.6 feet, thence S 78° 08' E 215.7 feet, thence South 244.0 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as FIRST ADDITION TO MESA GRANDE SUBDIVISION, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the streets and roads 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 utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, and cables; storm and sanitary sewer mains, water mains, gas pipe lines; 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.

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 owners, Western Colorado Land Company, Frank Nisley, Jr., President, Ivan P. Kladder, Secretary and Shirley A. Hickman, owner of Lot 2, have caused their names to be hereunto subscribed this 13TH day of NOVEMBER A. D., 1962.

Shirley A. Hickman
Shirley A. Hickman (owner of Lot 2)

WESTERN COLORADO LAND COMPANY

Frank Nisley, Jr.
Frank Nisley, Jr., President

Ivan P. Kladder
Ivan P. Kladder, Secretary

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 13TH day of NOVEMBER, A.D., 1962, by Western Colorado Land Company, Frank Nisley, Jr., President, Ivan P. Kladder, Secretary, and Shirley A. Hickman, owner of Lot 2, as shown hereon.

My Commission expires MAY 2, 1966

Witness my hand and official seal.

Ivan P. Kladder
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

829316

I hereby certify that this instrument was filed in my office at 3:35 o'clock P. M., DEC. 4, 1962, 1962, and is duly recorded in Plat Book No. 9, Page 160.

Arnie M. Dunston
Clerk and Recorder

Fees \$ 6.00

Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13 day of Nov, A.D., 1962.
County Planning Commission of the County of Mesa, Colorado.

Marion Bowman
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 21st day of November, A.D., 1962.
Board of County Commissioners of the County of Mesa, Colorado.

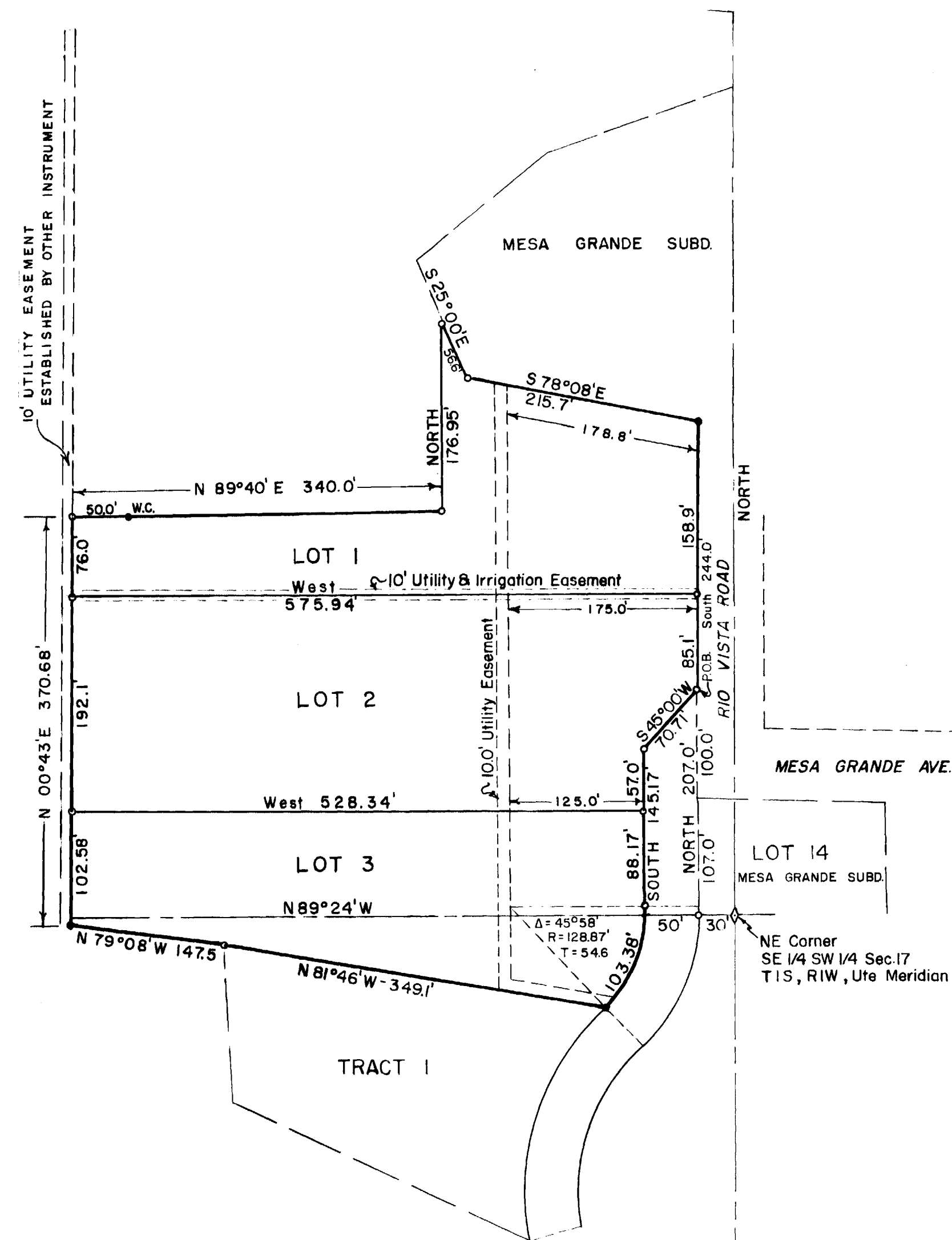
R.F. Saunders
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of FIRST ADDITION TO MESA GRANDE 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.

Richard J. Mandeville
Registered Engineer & Land Surveyor

WESTERN ENGINEERS, INC.	
PLAT OF	
FIRST ADDITION TO MESA GRANDE SUBDIVISION	
MESA COUNTY, COLORADO	
SURVEYED <u>W.F.D.</u>	DRAWN <u>W.F.D.</u>
TRACED <u>K.L.S.</u>	
GRAND JUNCTION, COLO. DRAGO Dwg 1-126-3 10/12/62	



LEGEND

- Steel Pins
- - - Steel Pins set in Concrete