

VANWOOD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Edwin V. Murphy & Audrey E. Murphy are the owners of that real property situated in the County of Mesa, State of Colorado, and lying as shown on the accompanying plat, said tract being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of the NW 1/4 SE 1/4 Section 17, T 1 S, R 1 W of the Ute Meridian, N 0° 22' 1/2" W 930 feet and N 89° 26' 1/2" E 380.8 feet and N 71° 20' E 192.8 feet and S 85° 50' E 544 feet and S 84° 18' E 38' to the point of beginning; thence S 84° 18' E 696 feet, thence S 74° 31' E 45 feet, thence S 34° 02' W 337.5 feet, thence N 52° 20' W 67.80 feet, thence N 84° 18' W 117.69 feet, thence N 5° 42' E 81.32 feet, thence N 84° 18' W 154.95 feet, thence S 5° 42' W 81.32 feet, thence S 31° 25' W 69.18 feet, thence S 14° 14' W 101.12 feet, thence N 84° 18' W 235.06 feet, thence N 0° 47' E 196 feet, thence N 35° 00' E 102 feet, thence N 4° 31' E 146.97 feet to the point of beginning, reserving therefrom however, a strip of land 40 feet wide along the northeast side of said tract for State Highway No. 340.

That said Edwin V. Murphy & Audrey E. Murphy, have caused the said real property to be laid out and surveyed as VANWOOD 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, poles 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 Edwin V. Murphy, Audrey E. Murphy have caused their names to be hereunto subscribed this 5th day of July, A. D., 1960.

Edwin V. Murphy
Edwin V. Murphy
Audrey E. Murphy
Audrey E. Murphy

STATE OF COLORADO ss.
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 5th day of JULY, A. D., 1960, by Edwin V. Murphy and Audrey E. Murphy.

My Commission expires MARCH 12th 1964

Witness my hand and official seal

Marita M. Hobbitt
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10⁰⁰ o'clock A. M., JULY 28, A. D., 1960, and is duly recorded in Plat Book No. 9, Page 110.

Fees \$6.00

By _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of July, A. D., 1960.
County Planning Commission of the County of Mesa, Colorado.

By E. Luis Gray
Chairman

REDLANDS DISTRICT PLANNING COMMISSION

Approved this 13 day of July, A. D., 1960.
Redlands District Planning Commission in the County of Mesa, Colorado.

By Macpherson
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 18 day of July, A. D., 1960.
Board of County Commissioners of the County of Mesa, Colorado.

By Henry J. Insper
Chairman

SURVEYOR'S CERTIFICATE

I, John C. Shepherd, do hereby certify that the accompanying plat of VANWOOD 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.

John C. Shepherd
Registered Engineer & Land Surveyor

