

MOCKINGBIRD HEIGHTS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, Bernie G. Dorris and Maurine Dorris are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in SE 1/4 SE 1/4 Section 23, T11S, R101W, 6th PM, SW 1/4 Section 7, T1S, R1W, Ute Meridian, as shown by the accompanying plat thereof: said tract being more specifically described by metes and bounds as follow:

Beginning at a point which is N.0°59'W 789.5 feet from the SE corner of Section 23 T11S, R101W of the 6th P.M., thence S.68°26'E 239.4 feet, thence N.30°52'E 576.4 feet to the North Line of Lot 4, Section 7, T1S, R1W of the Ute Meridian, thence N.89°39'W 630 feet, thence N.67°59'W 170.0 feet, thence N.86°27'W 306.75 feet to the East Line of said Section 23, thence S.0°59'E 195.04 feet, thence S.57°31'W 85.25 feet, thence along the arc of a 75.0 feet radius Curve to the left 76.58 feet, (the Chord of which bears S.28°16'W 73.3 feet) thence S.0°59'E 141.31 feet, thence S.68°26'E 117.5 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Mockingbird Heights 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 Bernie G. Dorris and Maurine Dorris have caused their names to be hereunto subscribed this 8th day of March, A.D., 1966.

Bernie G. Dorris
Bernie G. Dorris
Maurine Dorris
Maurine Dorris

STATE OF COLORADO }
COUNTY OF MESA } ss.

The foregoing instrument was acknowledged before me this 8th day of March, A.D., 1966, by Bernie G. Dorris and Maurine Dorris.
My Commission expires February 23, 1969.
Witness my hand and seal.

J. B. Francis
Notary Public

SEAL

CLERK AND RECORDER'S CERTIFICATE **315560**

STATE OF COLORADO }
COUNTY OF MESA } ss.

I hereby certify that this instrument was filed in my office at 4:40 o'clock P. M. 21 April 5/66 A.D., 1966, and is duly recorded in Plat Book No. 18, Page 10.

Annie M. Dumatoro
Clerk and Recorder

By *Helene L. Pifer*
Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of March, A.D., 1966.
County Planning Commission of the County of Mesa, Colorado.

By *Marilyn Beaman*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 14th day of March, A.D., 1966.
Board of County Commissioners of the County of Mesa, Colorado.

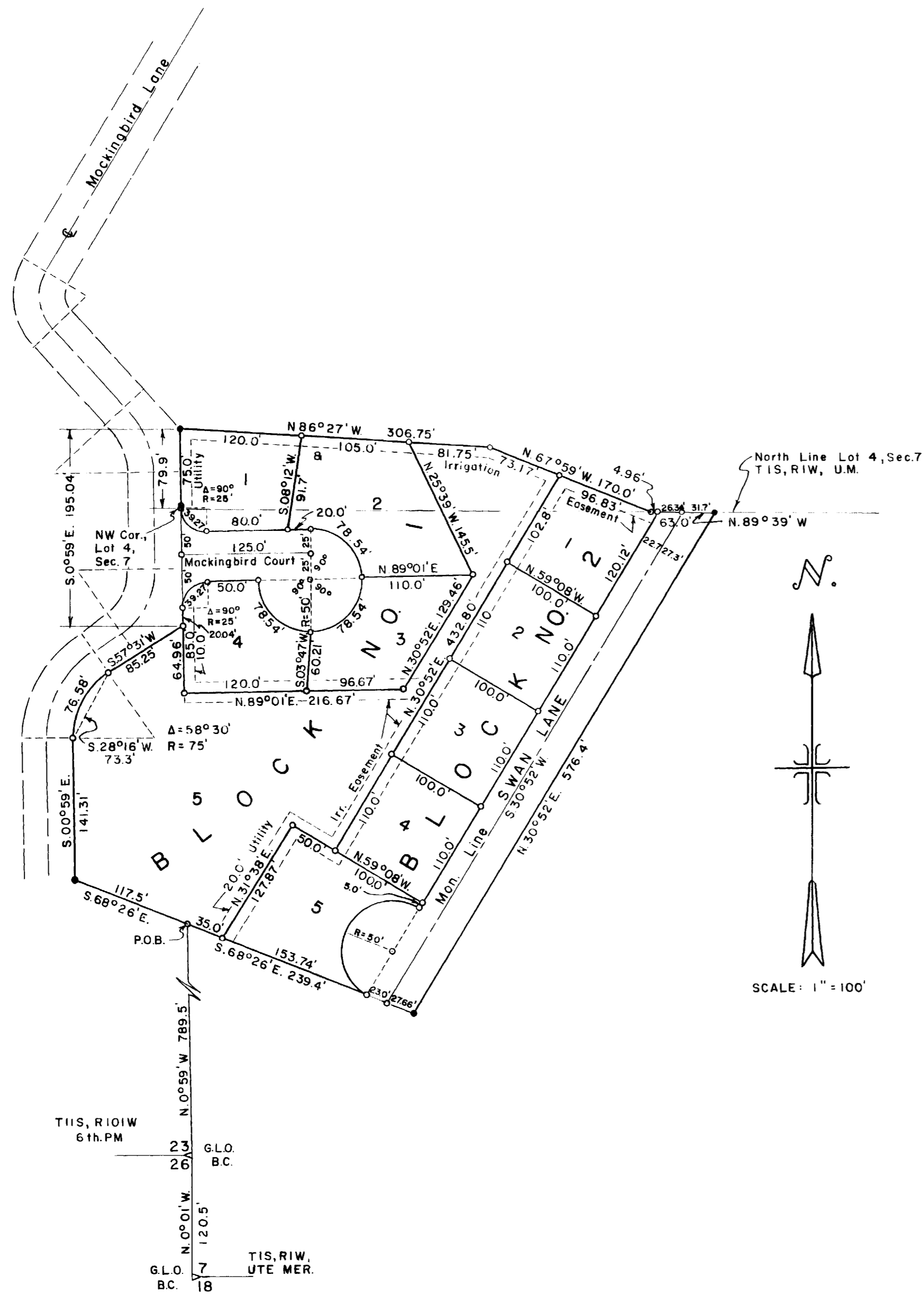
By *Paul Heisel*
Chairman

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Mockingbird Heights 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.

By *J. Boyd Peterson*
Registered Land Surveyor

SEAL



T11S, R101W
6th PM
23
G.L.O.
B.C.
26
N.0°01'W
120.5'
T1S, R1W
UTE MER.
7
G.L.O.
B.C.
18

LEGEND

- Steel pins
- Steel pins set in concrete

WESTERN ENGINEERS INC.		
PLAT OF		
MOCKINGBIRD HEIGHTS SUBDIVISION		
MESA COUNTY, COLORADO		
SURVEYED <i>J.B.P.</i>	DRAWN <i>J.B.P.</i>	TRACED <i>G.L.A.</i>
GRAND JUNCTION, COLO. Dwg. No. 1-410-2 2/28/66		

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