

# TIFFANY PARK

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Harold F. Myers, Charles M. Shaw, Ben E. Carnes and Robert J. Schroeder are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the SE 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, as shown by the accompanying plat thereof: said tract being more specifically described by metes and bounds as follows:

Beginning at a point which is S 00°28'40" E 326.28 feet from the NW Corner of the SE 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian; thence East 265.0 ft; thence S 76°20' E 288.16 ft; thence East 140.0 ft; thence North 151.17 ft; thence 56.66 ft. along the arc of a curve to the left having a radius of 525 ft., the chord of which bears N83°05'30" E 56.64 feet; thence N80°00' E 145.0 ft; thence N 10°00' W 50.0 ft; thence N 80°00' E 51.81 ft; thence 59.86 ft. along the arc of a curve to the right having a radius of 525 ft., the chord of which bears N83°16' E 59.83 ft; thence N86°32' E 55.42 ft; thence S 03°28' E 50.0 ft; thence N86°32' E 50.0 ft; thence S 32°38' E 260.0 ft; thence S 77°30' W 150.0 ft; thence S 42°00' W 260.0 ft; thence S 48°00' E 63.0 ft; thence East 160.0 ft; thence N 45°40' E 260.0 ft; thence N 75°42' E 97.13 ft; thence S 09°31' E 100.0 ft; thence S 30°03' W 146.8 ft; thence West 1340.7 ft; thence N 00°28'40" W 370.0 ft. to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as TIFFANY PARK, 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 Harold F. Myers, Charles M. Shaw, Ben E. Carnes and Robert J. Schroeder have caused their names to be hereunto subscribed this 11th day of JUNE A. D., 1963.

By Harold F. Myers Harold F. Myers  
By Ben E. Carnes Ben E. Carnes  
By Charles M. Shaw Charles M. Shaw  
By Robert J. Schroeder Robert J. Schroeder

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 11th day of JUNE A.D. 1963, by Harold F. Myers, Charles M. Shaw, Ben E. Carnes and Robert J. Schroeder  
My commission expires MARCH 28, 1964  
Witness my hand and official seal.

Richard J. Mandeville  
Notary Public

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of July A. D. 1963  
County Planning Commission of the County of Mesa, Colorado.

By Marion Bowman  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 15 day of July A. D. 1963  
Board of County Commissioners of the County of Mesa, Colorado.

By Henry G. Zupper  
Chairman

### SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of TIFFANY PARK, 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 Richard J. Mandeville  
Registered Engineer & Land Surveyor

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at 10:02 o'clock A. M. July 23 A. D., 1963, and is duly recorded in Plat Book No. 9, Page 171.

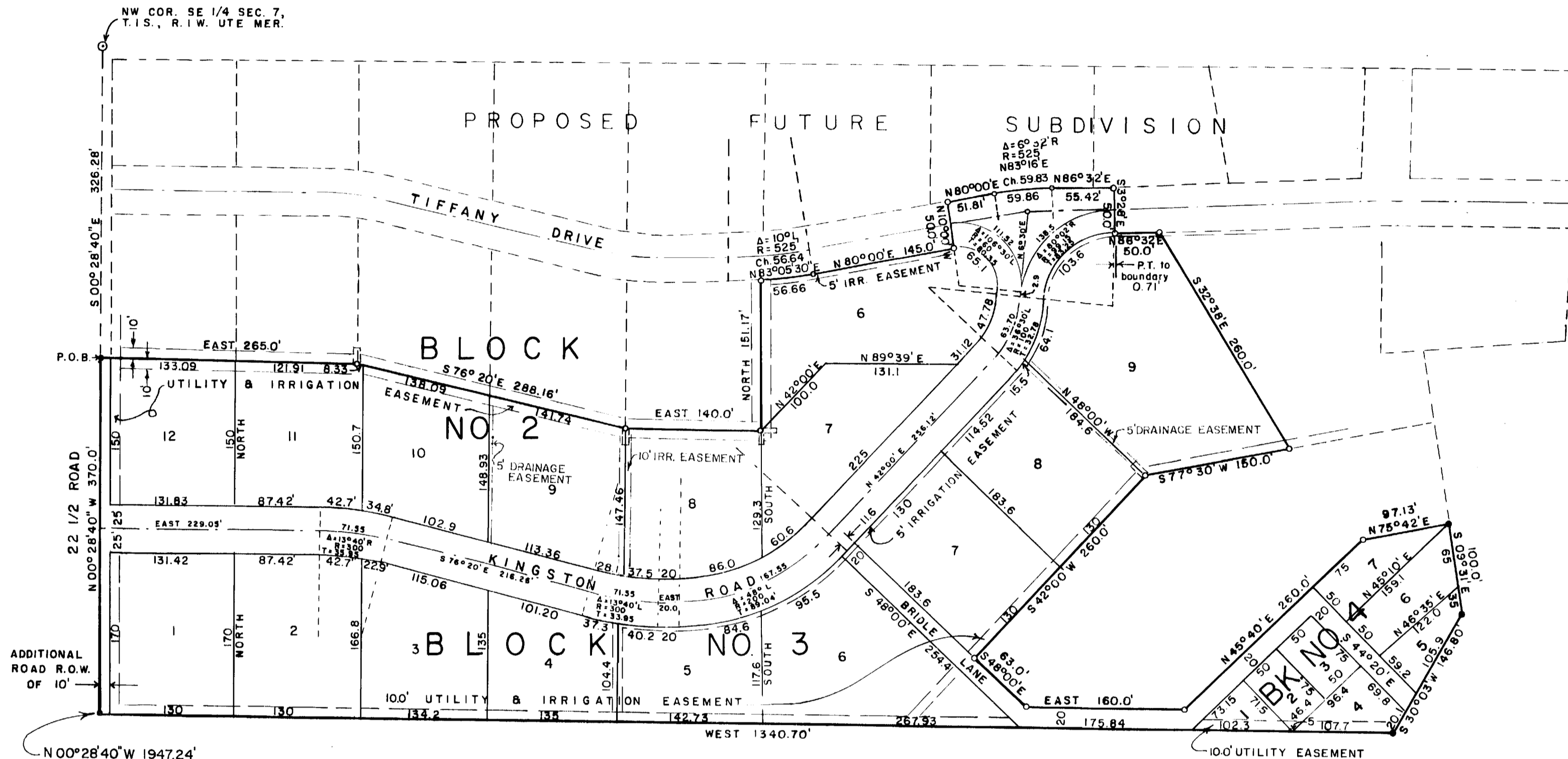
By Ann M. Dunston  
Clerk and Recorder

844873

By \_\_\_\_\_  
Deputy

WESTERN ENGINEERS, INC.  
PLAT OF  
**TIFFANY PARK**  
MESA COUNTY, COLORADO

SURVEYED, C.J.B., W.F.G. DRAWN, R.J.M., TRACED, J.B.P.  
GRAND JUNCTION, COLORADO DWG. I-297-1 MAY 1963



LEGEND:  
o STEEL PIN  
■ PERMANENT MONUMENT  
ALL EASEMENT FOR GUY WIRES 5'x15'

