

WEST PARK ESTATES ADDITION AND REPLAT OF OUT LOT 1 IN PARK ESTATES ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Green Tree, Inc., a Colorado Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within the SE⁴NW⁴ Sec. 8, T1S, R1E of the Ute Meridian, being more particularly described as follows: Beginning at the northwest corner of said SE⁴NW⁴; thence N89°57'34"E along the north line of said SE⁴NW⁴ 743.58 ft. to the northeast corner of Out Lot 1 in Park Estates Addition, as recorded in Book 11 at Page 134 Mesa County records; thence S03°53'13"W along the east line of said Out Lot 1 261.24 ft; thence S28°30'W continuing along said east line 135.00 ft. to the south corner of said Out Lot 1; thence S00°04'59"E along the west line of Lot 6 of Block 4 in said Park Estates Addition 65.00 ft. to the southwest corner of said Lot 6; thence S00°04'59"E 27.00 ft. to a point on the centerline of the Grand Valley Canal; thence along the centerline of said Grand Valley Canal with the following calls: (N56°39'42"W 171.32 ft; thence N45°09'25"W 311.59 ft; thence N61°51'38"W 108.65 ft; thence N74°59'20"W 47.72 ft; thence S86°48'09"W 155.72 ft.) to a point on the west line of said SE⁴NW⁴; thence N00°04'28"W along said line 101.95 ft. to the POINT OF BEGINNING; and containing 4.02 acres, more or less, as shown by the accompanying plat thereof:

That the said owner has caused the said real property to be laid out and surveyed as WEST PARK ESTATES ADDITION AND REPLAT OF OUT LOT 1 IN PARK ESTATES ADDITION, a subdivision of a part of the County of Mesa:

That said owner does hereby dedicate and set apart all of the streets, roads and public site 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; irrigation 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 improvement shall be financed by the seller or purchaser not the County of Mesa.

IN WITNESS WHEREOF, said owner Green Tree, Inc. a Colorado Corporation has caused its name to be hereunto subscribed this 13 day of Sept. A.D. 1976

By *Maurice H. McCoy* Maurice H. McCoy, president Green Tree, Inc. By *Lawrence Warren* Lawrence Warren, secretary of Green Tree, Inc.

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 13th day of Sept. A.D., 1976, by Maurice H. McCoy, president of Green Tree, Inc. and Lawrence Warren, secretary of Green Tree, Inc.

Witness my hand and Official seal.

My Commission expires *Sept. 11, 1979* *Margaret D. Roberts* Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
) ss. **1118561**
COUNTY OF M E S A)

I hereby certify that this instrument was filed in my office at 2:37 o'clock P. M., Oct 15, A.D., 1976, and is duly recorded in Plat Book No. 11, Page 224

Clerk & Recorder *Paul Sawyer* By *Hazel M. Huskey* Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 4th day of October, A.D., 1976, County Planning Commission of the County of Mesa, Colorado.

By *R. A. W. [Signature]* Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE
Approved this 4th day of October, A.D., 1976, Board of County Commissioners of the County of Mesa, Colorado.

By *Margaret [Signature]* Chairman

ENGINEERS' CERTIFICATE
I, Luther T. Musgrove, do hereby certify that the accompanying plat of WEST PARK ESTATES ADDITION AND REPLAT OF OUT LOT 1 IN PARK ESTATES ADDITION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

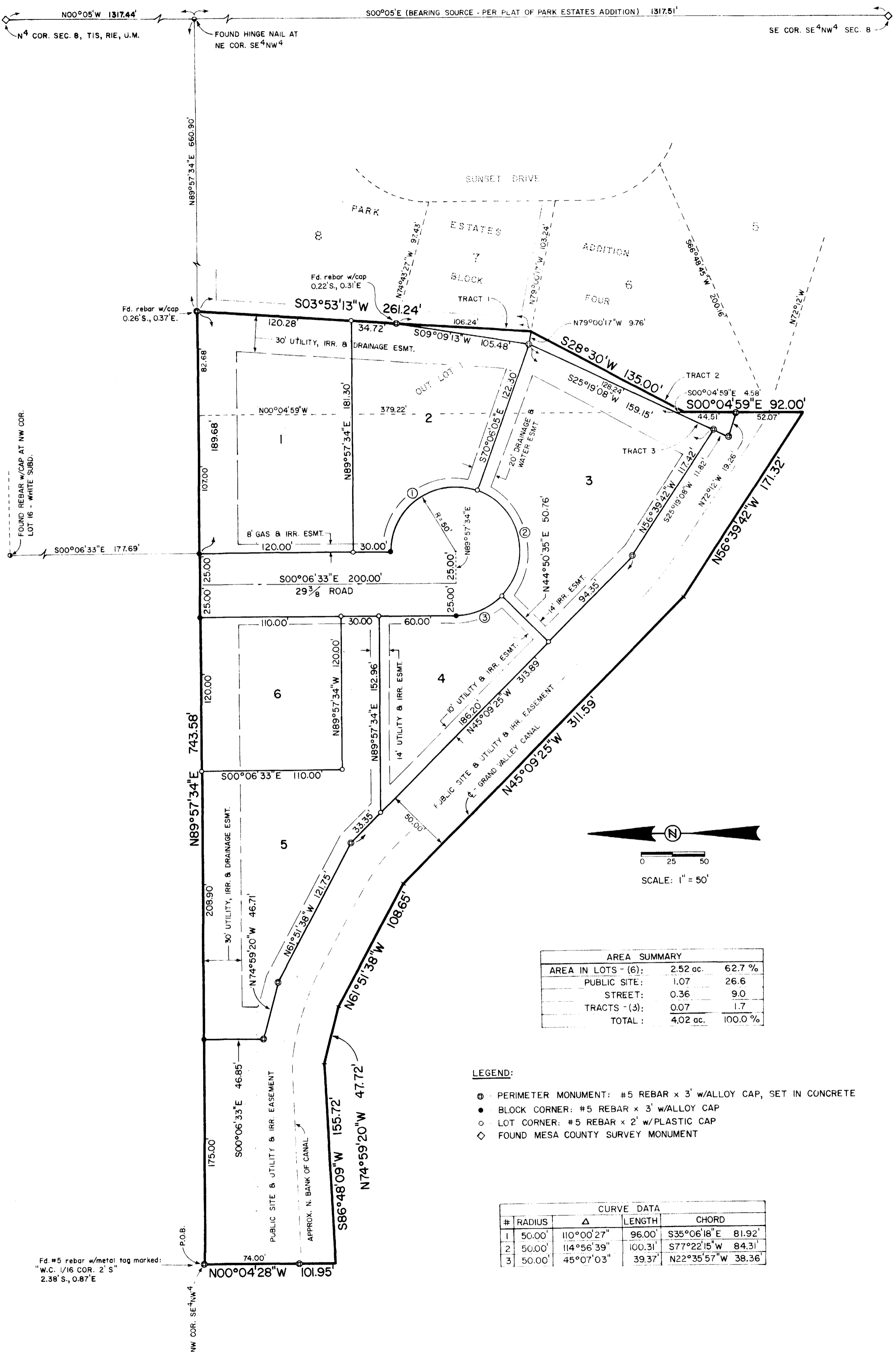
By *Luther T. Musgrove* Registered Land Surveyor, L.S. 10386

COUNTY SURVEYORS' CERTIFICATE
Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

By *Robert Head* Date: 10-4-1976
Mesa County Surveyor

By *Jack Bowman* Date: 10-1-76
Mesa County Road Dept.

By *Harold J. Dillon* Date: 9-30-76
Utilities Coordinating Committee



AREA SUMMARY			
AREA IN LOTS - (6):	2.52 ac.	62.7 %	
PUBLIC SITE:	1.07	26.6	
STREET:	0.36	9.0	
TRACTS - (3):	0.07	1.7	
TOTAL:	4.02 ac.	100.0 %	

- LEGEND:
- ⊙ PERIMETER MONUMENT: #5 REBAR x 3' w/ALLOY CAP, SET IN CONCRETE
 - BLOCK CORNER: #5 REBAR x 3' w/ALLOY CAP
 - LOT CORNER: #5 REBAR x 2' w/PLASTIC CAP
 - ◇ FOUND MESA COUNTY SURVEY MONUMENT

CURVE DATA			
#	RADIUS	Δ	CHORD
1	50.00	110°00'27"	96.00 S35°06'18"E 81.92'
2	50.00	114°56'39"	100.31 S77°22'15"W 84.31'
3	50.00	45°07'03"	39.37 N22°35'57"W 38.36'

**WEST PARK ESTATES
ADDITION AND REPLAT
OF OUT LOT 1 IN PARK
ESTATES ADDITION**
BY
MUSGROVE SURVEYING
FILE: 75-12-04
SEPTEMBER 1, 1976