## KENNEY SUBDIVISION PINION COURT $\Delta = 218^{\circ} 40' 56''$ R = 40.00 PINION AVENUE -10'-6.0 UTILITY ESMT. LOT 2 Ø WEST 75.00' SET NO. 5 REBAR WITH MON. CAP MARKED ROY L.S. 12901 LOT I -- NO. 5 REBAR W/CAP MARKED ROY L.S. 12901 SET IN CONCRETE -- M.C.S.M. TOTAL AREA = 28,418.12 SQ. FEET AREA IN STREETS = 6918.69 SQ. FEET AREA IN LOTS = 21,499.43 SQ. FEET

ORCHARD

C 1/4 SEC. 7,

T. IS., RIE, U.M.

268.00

1316,45

BASIS OF BEARING

SE Cor., SW 1/4 NE 1/4,

Sec. 7, T. IS, R. IE, U.M.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED WILLIAM M. KENNEY IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 268.00 FEET WEST OF THE S.E. CORNER OF THE SW 1/4 NE 1/4, SECTION 7, TOWNSHIP I SOUTH, RANGE | EAST, UTE MERIDIAN; THENCE NORTH 422.00 FEET; THENCE \$ 41° 05'00" W 114.10 FEET; THENCE SOUTH 336.00 FEET; THENCE EAST 75.00 FEET TO THE POINT OF BEGINNING.

THAT SAID OWNER HAS CAUSED THE REAL SAID PROPERTY TO BE LAID OUT AND SURVEYED AS KENNEY SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, STATE OF COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ROADS AND PEDESTRIAN RIGHT-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATE TO THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 29 th DAY OF March A.D., 1983

WILLIAM M. KENNEY

STATE OF COLORADO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF March A.D., 1983 BY WILLIAM M. KENNEY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_6-18-8-3



COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 5th DAY OF May A.D., 1983. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, STATE OF COLORADO.

CHAIRMAN CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 9th DAY OF MESA, STATE OF COLORADO.

A.D., 1983. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF

Majine albera CHAIRMAN

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO ) SS

Sinda X. Falmer 10.00
DEPUTY FEES

APPROVED THIS 13 to DAY OF GAM! A.D. 1983

CHAIRMAN

## SURVEYORS CERTIFICATE

I, WILLIAM O. ROY, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF KENNEY SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.



KENNEY SUBDIVISION

CENTURY SURVEYING PO. BOX 356 GRAND JUNCTION, CO 81502 (303) 241-2667