

IMPROVEMENT GUARANTEE:  
 THE OWNER OF LOT 1 IN EMILY ESTATES WILL NOT REQUEST  
 A CERTIFICATE OF OCCUPANCY UNTIL IMPROVING THE SOUTH ONE-HALF OF  
 GLEN CARO DRIVE WHICH IS ADJACENT TO SAID LOT. SAID DRIVE WILL BE  
 IMPROVED IN ACCORD WITH MESA COUNTY ROAD DEPARTMENT SPECIFICATIONS.

# EMILY ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Baird B. Brown and Christine L. Brown, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying within the E<sup>2</sup>NW<sup>4</sup> of Sec. 2, T1S, R1W of the Ute Meridian, being more particularly described as follows: Beginning at the northwest corner of Lot 7 in Northfield Estates from whence the S<sup>1</sup>/<sub>2</sub> corner of the NE<sup>1</sup>/<sub>4</sub> of said lot bears N00°04'10"E 3.95 ft; thence N00°04'10"E along the west line of said E<sup>2</sup>NW<sup>4</sup> 429.95 ft; thence S89°58'27"E 225.94 ft; thence S00°05'45"W 338.68 ft. to a point on the circumference of a cul-de-sac from whence the radius point thereof bears S18°43'14"W 50.00 ft; thence along said circumference in a counter-clockwise direction 147.44 ft.; said circumference having a central angle of 168°56'53"; thence S89°51'15"W 184.89 ft. to the POINT OF BEGINNING, and containing 2.106 acres, as shown by the accompanying plat thereof:

That the said owners have caused the said real property to be laid out and surveyed as EMILY ESTATES, 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 perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and right of way to be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expense 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 owners Baird B. Brown and Christine L. Brown have caused their names to be hereunto subscribed this 18<sup>th</sup> day of August, A.D., 1978.

By Baird B. Brown By Christine L. Brown  
 Baird B. Brown Christine L. Brown

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, A.D., 1978, by owners Baird B. Brown and Christine L. Brown.

My Commission expires March 2, 1982. Witness my hand and official seal. Caren M. Brumbaugh  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 1:35 o'clock P. M., DEC. 13, A.D., 1978, and is duly recorded in Plat Book No. 12, Page 107.

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

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

By Mary A. Buss  
 Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 22<sup>nd</sup> day of August, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

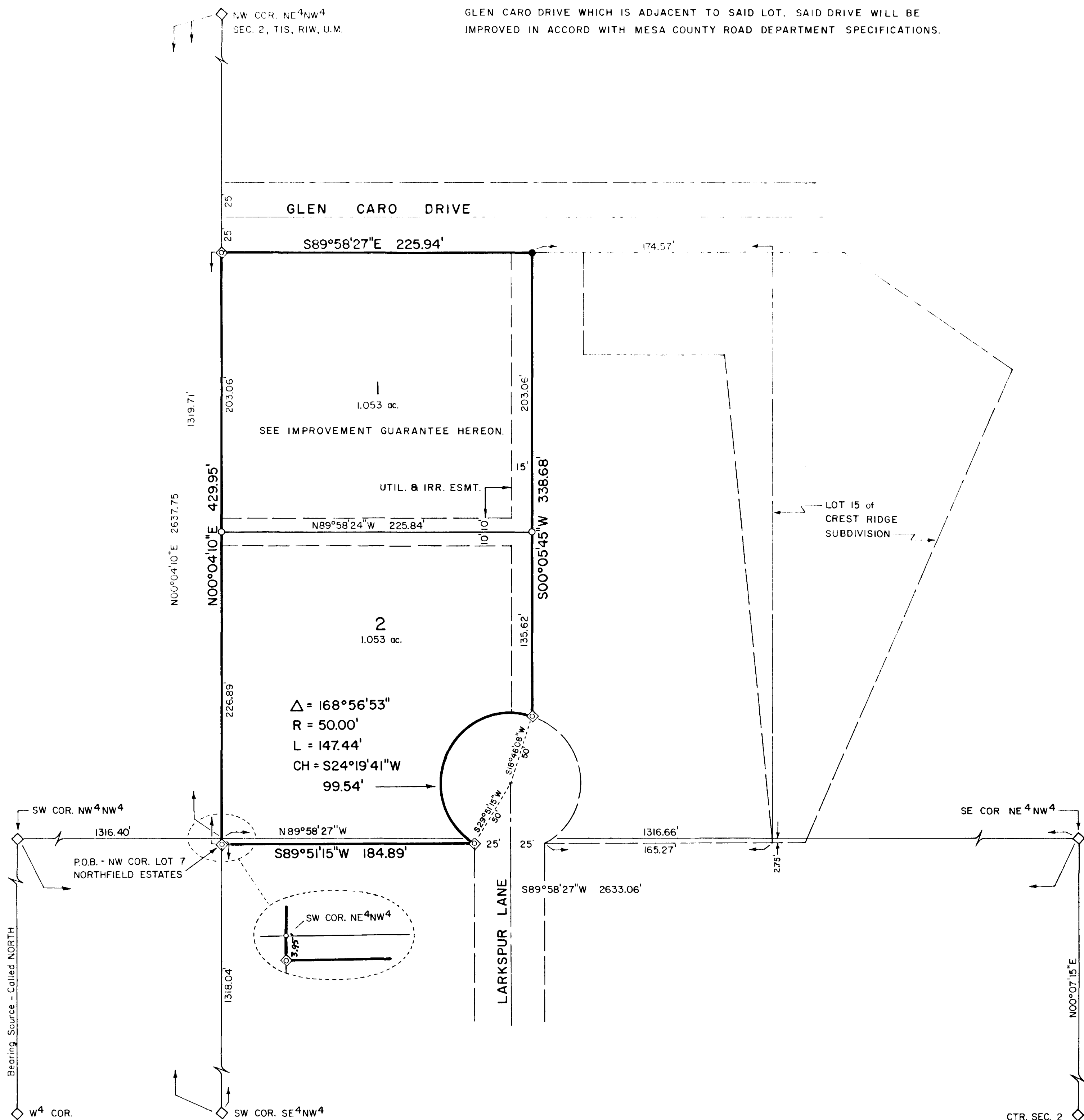
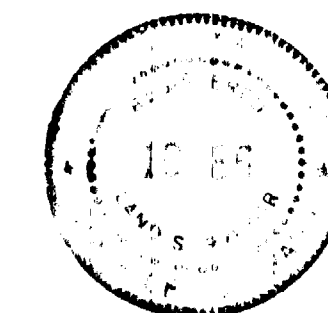
By Erol Suider  
 Chairman

SURVEYORS CERTIFICATE

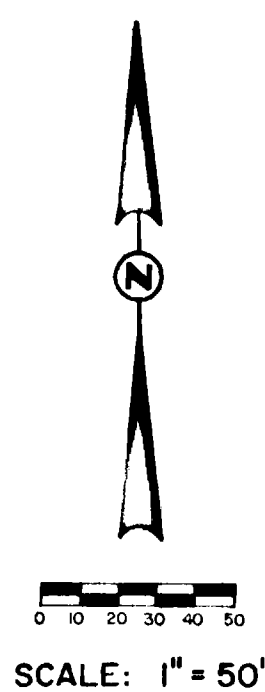
I, Luther T. Musgrove, do hereby certify that the accompanying plat of EMILY ESTATES, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

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

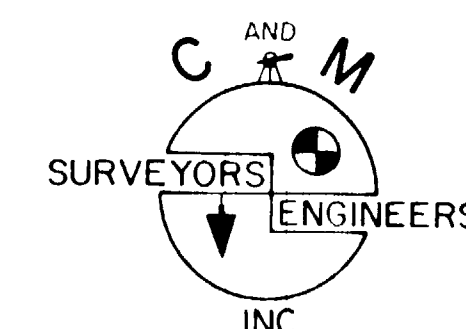
By Bill Benson Date: 8-18-78  
 Mesa County Road Dept.



- LEGEND
- - Set no. 5 rebar X 3' w/cap
  - - Found no. 5 rebar w/cap marked L.S. 12901, set same in conc.
  - ◇ - Found Mesa County Survey Monument
  - ◊ - Set no. 5 rebar x 3' w/alloy cap in conc.



EMILY ESTATES



FILE: 75-02-05

7/12/78