

VALLE VISTA, FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the South Half of Section 34, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 34, Thence S. 60°42' 45" W. 619.83 feet to a point on the Northwesterly Right-of-Way of State Highway No. 146; Thence S. 43° 52' 15" W. along said Northwesterly Right-of-Way of State Highway No. 146 a distance of 822.97 feet to the TRUE POINT OF BEGINNING. Thence continuing S. 43° 52' 15" W. along said Northwesterly Right-of-Way a distance of 950.15 feet; Thence N. 46° 00' 00" W. 774.18 feet; Thence N. 44° 00' 00" E. 242.87 feet to a point on the Southerly Right-of-Way of the Orchard Mesa Canal No. Two; Thence along Southerly Right-of-Way of the Orchard Mesa Canal No. Two by the following five courses and distances;

- N. 30° 57' 30" E. 191.01 feet
- N. 52° 21' 15" E. 68.51 feet
- N. 87° 34' 45" E. 298.14 feet
- N. 46° 25' 45" E. 277.58 feet
- S. 79° 17' 45" E. 112.87 feet

Thence S. 12° 41' 51" E. 117.23 feet; Thence S. 08° 00' 00" W. 50.00 feet; Thence S. 05° 00' 00" E. 103.55 feet; Thence N. 85° 00' 00" E. 78.98 feet; Thence S. 51° 42' 21" E. 122.12 feet; Thence S. 46° 00' 00" E. 110.00 feet to the TRUE POINT OF BEGINNING. Containing 15.829 Acres.

That said owners have caused the said real property to be laid out and surveyed as Valle Vista, Filing No. Two a subdivision of a part of Mesa County, Colorado.

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 and drainage 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 perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners William H. Buttolph and Aerial A. Buttolph have caused their names to be hereunto subscribed this 27TH day of OCTOBER, A. D., 1976.

William H. Buttolph
William H. Buttolph

Aerial A. Buttolph
Aerial A. Buttolph

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27TH day of OCTOBER, A. D., 1976 by William H. Buttolph and Aerial A. Buttolph.

My Commission Expires: MAY 28, 1978
Witness my hand and official seal.

Sharon Gerlofs
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) # 1121351

I hereby certify that this instrument was filed in my office at 11:00 o'clock A. M. this 3 day of December, A.D., 1976 and duly recorded in Plat Book No. 11, Page 233 & 234

Earl Sawyer
Clerk and Recorder

Deputy _____
Deputy

Fees \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19th day of November, A. D., 1976.
County Planning Commission of the County of Mesa, Colorado.

Paul A. ...
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22nd day of November, A.D., 1976.
Board of County Commissioners of the County of Mesa, Colorado.

Marino ...
Chairman

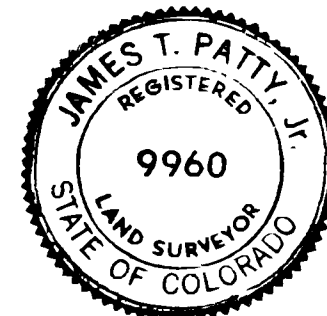
VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the platting of private open space and public Rights-of-Way, the vacation of fractional parts of previously dedicated/reserved private open space and public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.
Approved this 22nd day of November, A.D., 1976.
Board of County Commissioners of the County of Mesa Colorado.

Chairman: Marino ...

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Valle Vista, Filing No. Two a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a survey of same.



James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colo. Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting.
Pursuant to C. R. S. 1973. 38-51-101-102 as amended.

Roger C. Head
Mesa County Surveyor

Date: 12-2-76

Jack D. Bowman
Mesa County Road Department

Date: 11-19-76

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ROBERT P. GERLOFS

Engineering Consultants 518 MAIN ST. GRAND JCT., COLO. 81501, PHONE 243-8966
AUG. 1976

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