

REPLAT - BLOCK 1 DIXON SUBDIVISION

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 4:00 o'clock P. M., Aug 21 A.D. 1961, and is duly recorded in Plat Book No 70, Page 122

Anne M. Dunston
Clerk & Recorder

By _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 29th day of June, A.D. 1961
County Planning Commission of the County of Mesa, Colorado

By Marion Bowman
Chairman

WEST ORCHARD MESA DISTRICT PLANNING COMMISSION CERTIFICATE

The undersigned Board hereby grants a zoning variance on Lot 1, Block 1 to permit construction of a dwelling, provided the width of lot at the front wall of building complies with minimum width as required by zoning now in effect
Approved this 29th day of June, A.D. 1961
West Orchard Mesa District Planning Commission in the County of Mesa, Colorado

By Del Greer
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21 day of August A.D. 1961
Board of County Commissioners of the County of Mesa, Colorado

By Arthur Jensen
Chairman

SURVEYOR'S CERTIFICATE

I, Gerard H. Pesman, do hereby certify that the accompanying plat of REPLAT - BLOCK 1 - DIXON SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared by me, and accurately represents a field survey of same

Gerard H. Pesman
Colo Reg Prof Engr & Land
Surveyor 2376



engineers seal

REPLAT - BLOCK 1 DIXON SUBDIVISION

By
GERARD H. PESMAN
711 No 7TH - GRAND JCT - COLO
5/12/61

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That the undersigned Nola Gene Dixon and Kenneth B Dixon are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in part of the SW 1/4 NW 1/4 NW 1/4 Sec 25 T1S R1W U1M as shown on the accompanying plat, said property being more particularly described as
Lot 1, Lot 2 and Lot 3, Block No 1 Dixon
SUBDIVISION

That the said owners have caused the said real property to be laid out and surveyed as REPLAT - Block 1 - Dixon SUBDIVISION, 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 Nola Gene Dixon and Kenneth B Dixon have caused their names to be hereunto subscribed this 28th day of June, A.D. 1961

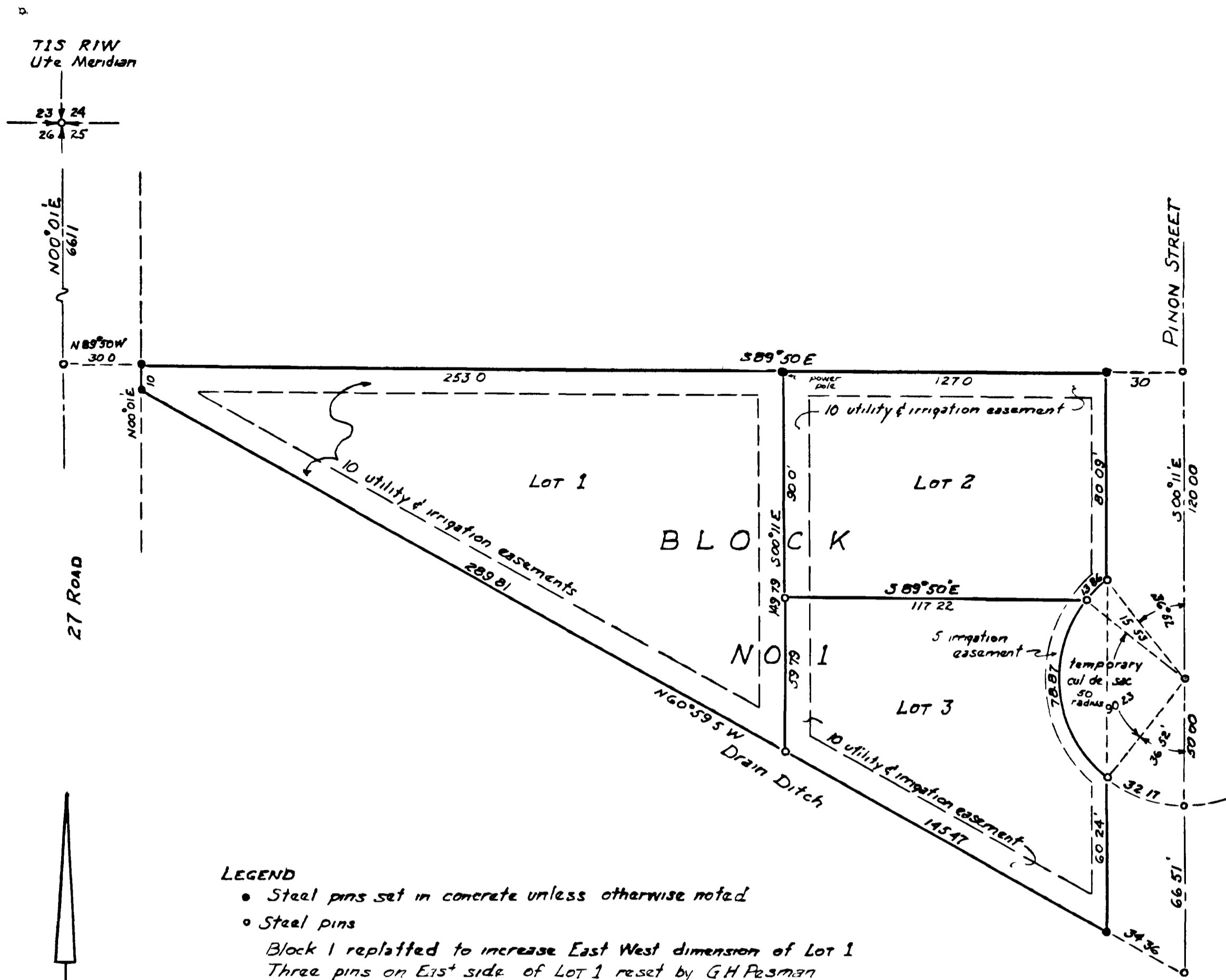
Nola Gene Dixon Kenneth B Dixon
Nola Gene Dixon Kenneth B Dixon

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 28th day of June, A.D. 1961, by Nola Gene Dixon, and Kenneth B Dixon

My commission expires December 3, 1962
Witness my hand and official seal

William E. Foster
Notary Public



LEGEND
• Steel pins set in concrete unless otherwise noted
o Steel pins

Block 1 replatted to increase East West dimension of Lot 1
Three pins on East side of Lot 1 reset by G.H. Pesman
from original pins found in place as set by Western
Engineers All other pins are as set by Western Engineers
from original plat of Dixon Subdivision - Plat Bk 9 - Pg 107
County Clerks office

0 10 20 40

SCALE
1 IN = 40 FT