



# HERMANN'S SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS  
 That the undersigned, Oliver L. Hermanns, Alice M. Hermanns and Maymie G. Post are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the NE 1/4 NW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point which is S 00° 06' E 200 feet from the Northwest Corner of the NE 1/4 NW 1/4 Section 2, Township 1 South, Range 1 West of the Ute Meridian thence S 00° 06' E 873.36 feet, thence 23.24 feet along the arc of a curve to the left, having a radius of 30.4 feet, the chord of which bears S 68° 05' E 22.69 feet, thence East 380.19 feet, thence North 104.0 feet, thence East 33.0 feet, thence N 09° 29' E 49.1 feet, thence N 54° 23' W 111.8 feet, thence N 01° 12' W 128.8 feet, thence N 08° 29' W 168.6 feet, thence N 46° 33' W 95.5 feet, thence N 02° 13' W 63.0 feet, thence N 89° 58' W 71.75 feet, thence N 00° 06' W 240.0 feet, thence N 89° 58' W 181.5 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Hermann's 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 Oliver L. Hermanns, Alice M. Hermanns and Maymie G. Post have caused their names to be hereunto subscribed this 3rd day of May A. D., 1961.

Oliver L. Hermanns  
 Alice M. Hermanns  
 Maymie G. Post

STATE OF COLORADO } ss  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 3rd day of May A. D., 1961, by Oliver L. Hermanns, Alice M. Hermanns and Maymie G. Post.

My Commission expires Sept 5, 1963

Witness my hand and official seal

Mary A. Babcock  
 Notary Public

### COUNTY PLANNING COMMISSION CERTIFICATE

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

Chairman

### SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of HERMANN'S SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a survey of same.

Richard J. Mandeville  
 Registered Engineer & Land Surveyor

### FRUITRIDGE DISTRICT PLANNING COMMISSION

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

Chairman

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
 COUNTY OF MESA }  
 I hereby certify that this instrument was filed in my office at 2:40 o'clock P. M., July 3, A. D., 1961, and is duly recorded in Plat Book No. 9, Page 140.

Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 3 day of July, A. D., 1961  
 Board of County Commissioners of the County of Mesa, Colorado

Chairman

Deputy

- LEGEND**
- Permanent Corners set in concrete
  - Steel Pins

### FRUITRIDGE DISTRICT PLANNING COMMISSION-APPROVAL OF VARIANCES

In order to avoid unnecessary irregularities in lot lines, slight variances in area requirements on Hermann's Subdivision are hereby approved by the Fruitridge District Planning Commission.

Chairman

WESTERN ENGINEER'S  
 PLAT OF  
**HERMANN'S SUBDIVISION**  
 MESA COUNTY, COLORADO

299000 SURVEYED C.S.R. DRAWN S.V.R. TRACED P.B.F.  
 and Junction, Colo. 1 240-1 April 1961