

# MESA VILLAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned 24 Road Partnership, Ltd., a Colorado limited partnership, whose general partner is Victorio Investment Company Limited, an Arizona limited partnership, whose general partner is The Victorio Company, an Arizona corporation, by George L. Thorn, vice-president, is the owner of that real property in the County of Mesa, State of Colorado and being that part of the Southwest Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a point which bears S 00°06'21" W 240.00 feet from the Southwest Corner of the NW 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, thence N 00°06'21" E 900.01 feet; thence S 89°58'30" E 1318.64 feet; thence S 00°07'48" W 659.31 feet; thence S 89°59'40" W 268.36 feet; thence S 00°06'21" W 240.00 feet; thence S 89°59'40" W 1050.00 feet to the point of beginning. Containing 25 752 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as Mesa Village, a subdivision of a part of Mesa County, Colorado.

That said owner does 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 to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. The areas designated as 'Common Parking Area' are for the use of the owners and tenants of the property within the subdivision and their employees and visitors. Said 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 its name to be hereunto subscribed this 28 day of July A. D., 1981.

24 Road Partnership, Ltd.  
by Victorio Investment Company, its general partner  
by The Victorio Company, its general partner  
by George L. Thorn, vice-president

Attest *Richard Samson*  
Richard Samson, Secretary

*George L. Thorn*  
George L. Thorn, vice-president

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 28 day of July A. D., 1981, by George L. Thorn, Vice President and Richard J. Samson, Secretary.

My Commission Expires September 23, 1984

*Mary D. Baker*  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss

RECEPTION No. 1269320

I hereby certify that this instrument was filed in my office at 10:41 o'clock A.M. this 18 day of July A. D., 1981, and is duly recorded in Plat Book Number 12, Page 430.

Fees \$100

*Mary Baker*  
Deputy

*Earl Sawyer*  
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20 day of August A. D., 1981, County Planning Commission of the County of Mesa, Colorado

*D. L. Shi*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 28 day of July A. D., 1981, Board of County Commissioners of the County of Mesa, Colorado.

*Mary D. Baker*  
Chairman

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Mesa Village, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

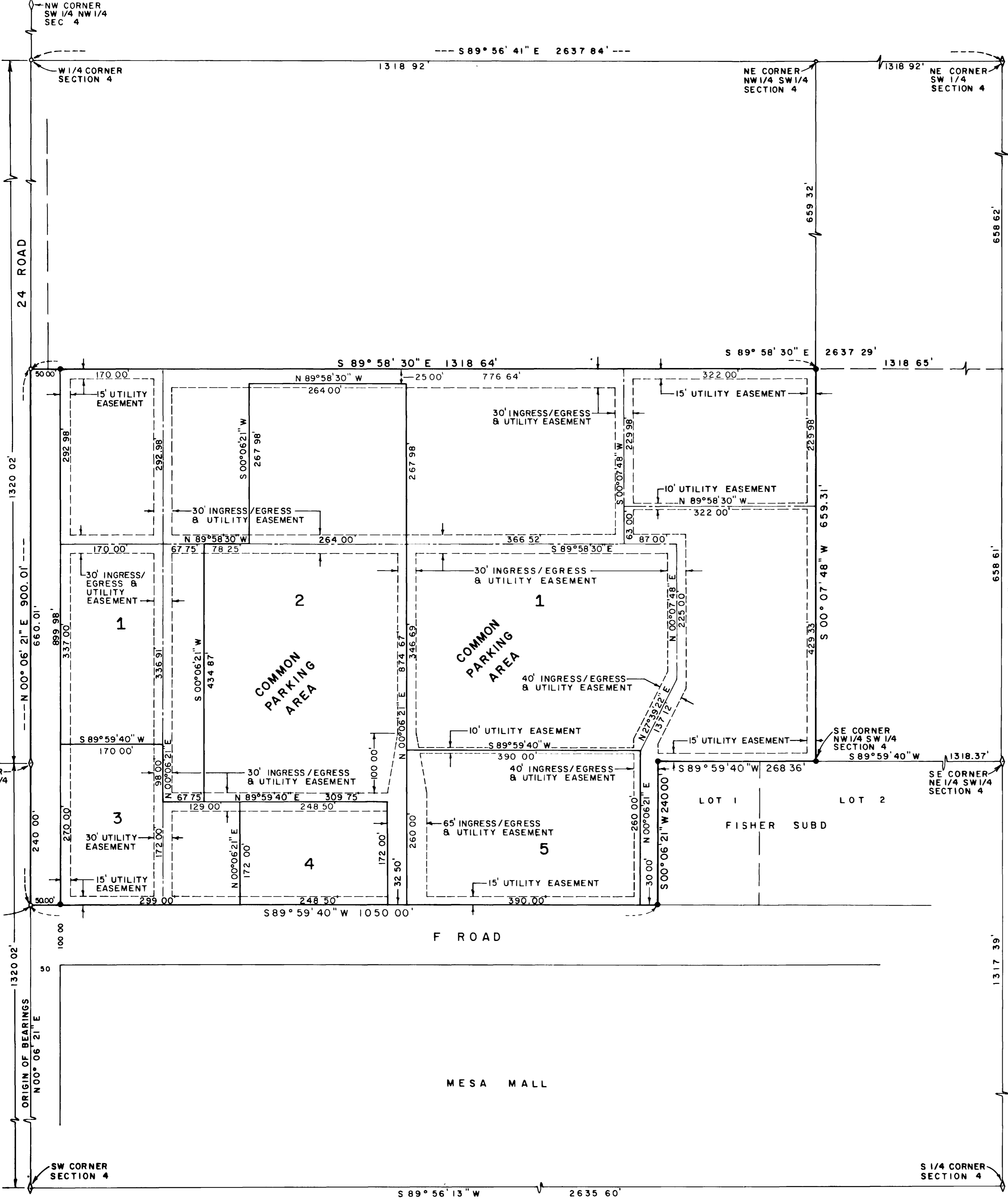
*J. Boyd Peterson*  
J. Boyd Peterson  
Colorado Reg. No. 5837



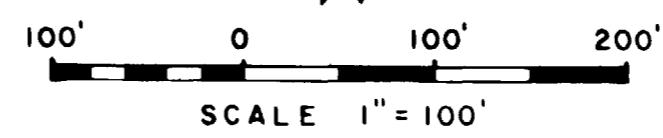
UTILITIES COORDINATING COMMITTEE

By *Thomas C. Caldwell*  
Chairman

Date 2, July 1981



LEGEND	AREA QUANTITIES
◆ Mesa County Brass Cap	Lots = 24 719 Ac = 95.99
○ #5 Rebar/Cap Set	Streets = 1 033 Ac = 4.01
● #5 Rebar/Cap Set in Concrete	TOTAL = 25 752 Ac = 100%
└ #5 Rebar/Cap Set at all Lot Corners	



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

WESTERN ENGINEERS, INC  
PLAT OF  
**MESA VILLAGE**  
MESA COUNTY, COLORADO

SURVEYED R.A.M. DRAWN R.W.Q. CHECKED J.B.P.  
GRAND JUNCTION, COLO. DWG. 436-921-10 5/29/81