

PARK ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Jack D Payne, is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the NW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, as shown by the accompanying plat thereof said tract being more specifically described as follows:

That part of the E 1/2 SE 1/4 NW 1/4 of Section 8, T1S R1E of the Ute Meridian lying South of the Grand Valley Canal, more particularly described by metes and bounds as follows:
Beginning at the SE corner of the SE 1/4 NW 1/4 of Section 8, T1S R1E of the Ute Meridian, thence N 00° 05' W 622.3 feet, thence N 87° 50' W 162.95 feet, thence N 72° 20' W 522.99 feet, thence S 00° 04' 59" E 788.26 feet, thence N 89° 54' 24" E 660.91 feet to the point of beginning.

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

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 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 grading or improvements shall be financed by the seller or purchaser --- not the County of Mesa.

IN WITNESS WHEREOF, said owner Jack D Payne has caused his name to be hereunto subscribed this 29th day of January, A.D., 1971.

Jack D Payne
Jack D Payne

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 29th day of January, A.D., 1971, by Jack D Payne.

My Commission expires November 12, 1973
Witness my hand and official seal

John C. Shepherd
Notary Public

SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA } ss 1001250

I hereby certify that this instrument was filed in my office at 3:54 o'clock P.M., Feb 26, A.D., 1971, and is duly recorded in Plat Book No. 11, Page 29.

Anne M. Dunston
Clerk and Recorder

Fees \$ 10.00

By _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of February, A.D., 1971
County Planning Commission of the County of Mesa, Colorado

By *George R. Simpson*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 16th day of February, A.D., 1971
Board of County Commissioners of the County of Mesa, Colorado

By *Jack P. Radlow*
Chairman

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Park Estates, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, supervision and checking and accurately represents a field survey of same.

By *J. Boyd Peterson*
Registered Land Surveyor

SEAL

Approved for content and form only and not to the accuracy of surveys, calculations or drafting Pursuant to CRS 1963, 136-2-2 as amended

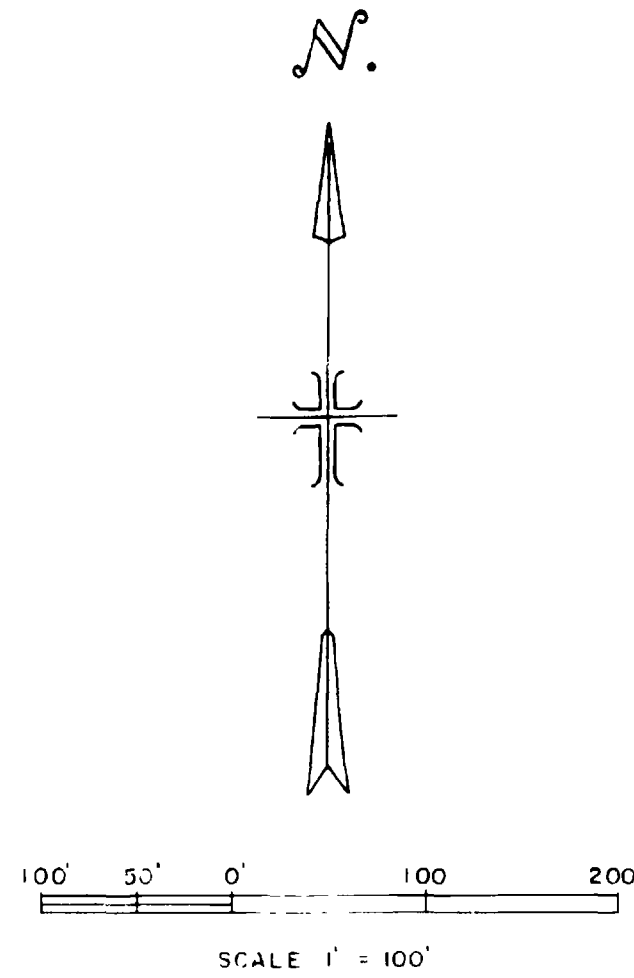
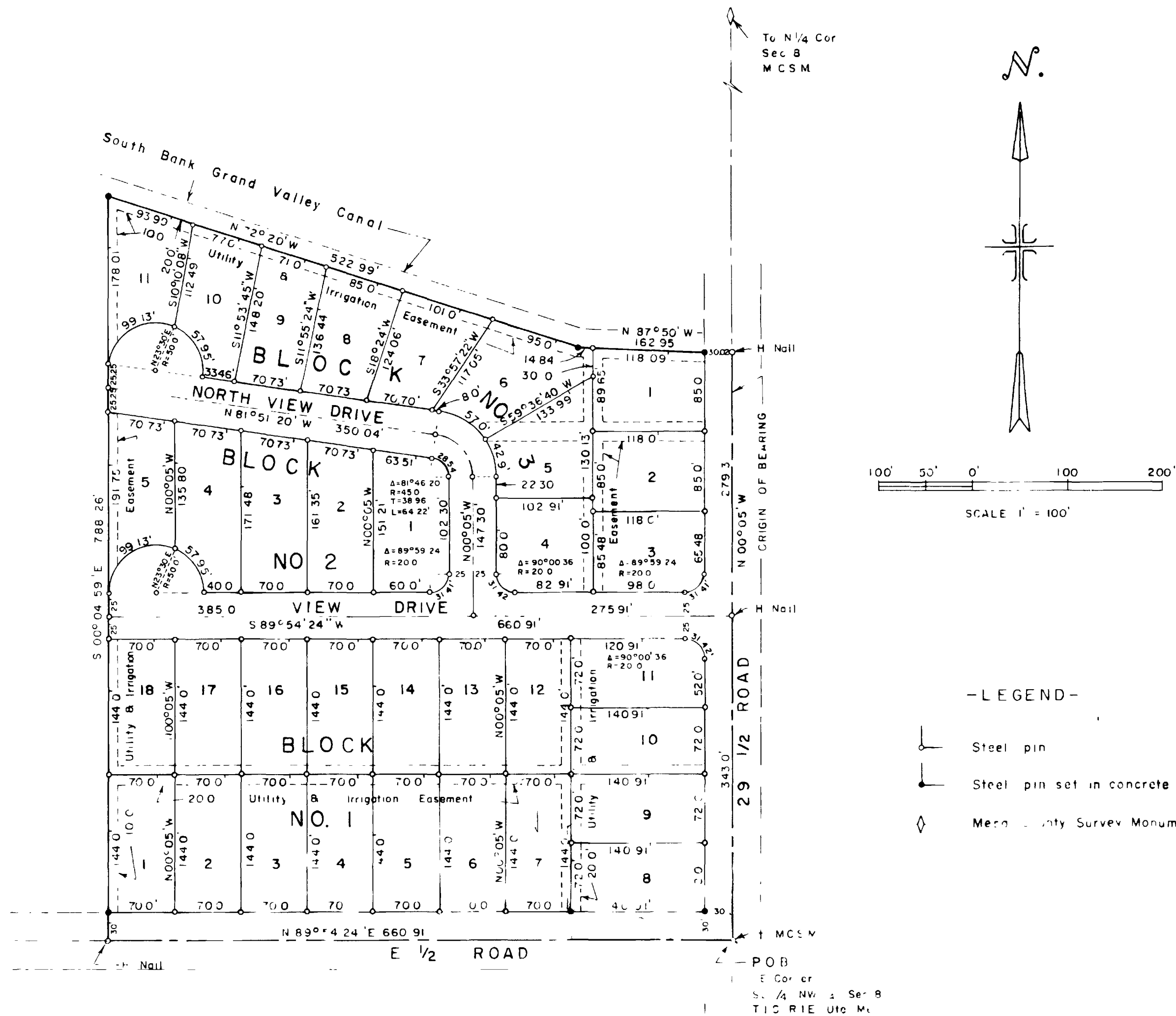
By *Robert C. Head*
Mesa County Surveyor

WESTERN ENGINEERS, INC

PLAT OF
PARK ESTATES
MESA COUNTY, COLORADO

556000 SURVEYOR J.B.P. DRAWN C.R. TRACED G.H.
GRAND JUNCTION, COLO DWG 1-560-2 1/25/71

01196501.tif



- LEGEND -

- Steel pin
- Steel pin set in concrete
- Mesa County Survey Monument

To W 1/4 Cor
Sec 8
M C S M

To N 1/4 Cor
Sec 8
M C S M

POB
E Corner
S. A. NW 1/4 Sec 8
T1S R1E Ute M.