

PARK ESTATES ADDITION

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 SE 1/4 NW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Principle Meridian, as shown by the accompanying plat thereof: said tract being more specifically described by metes and bounds as follows:

Beginning at the NE Corner SE 1/4 NW 1/4 Section 8, T 1 S, R 1 E, Ute Mer. Thence S 00°05'E 615.55 ft. thence S 87°39'W 114.52 ft. along the North R.O.W. of the Grand Valley Canal, thence N 72°12'W 574.2 ft. to the West Line of said SE 1/4 NW 1/4, thence N 0°04'59"W 444.22 ft., thence N 89°57'34"E 660.90 ft. to the Point of Beginning.

That the said owner has caused the said real property to be laid out and surveyed as Park Estates Addition, 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 with further right of ingress and egress to and from the above described utility easements; 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 owner Jack D. Payne has caused his name to be hereunto subscribed this 22nd day of November, A.D., 1974.

Jack D. Payne
HUSBAND

Jack D. Payne
HUSBAND

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 22nd day of November, A.D., 1974 by Jack D. Payne

My Commission expires May 9, 1977
Witness my hand and official seal.

Richard E. Hollings
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss.

I hereby certify that this instrument was filed in my office at 2:31 o'clock P.M. Sec 3, A.D., 1974, and is duly recorded in Plat Book No. 11, Page 134

Fees \$ 10.00

Amie M. Dunston
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of August, A.D., 1974.
County Planning Commission of the County of Mesa, Colorado.

Jama A. Hill
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 19th day of August, A.D., 1974.
Board of County Commissioners of the County of Mesa, Colorado.

William J. Green
Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Park Estates Addition, 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.

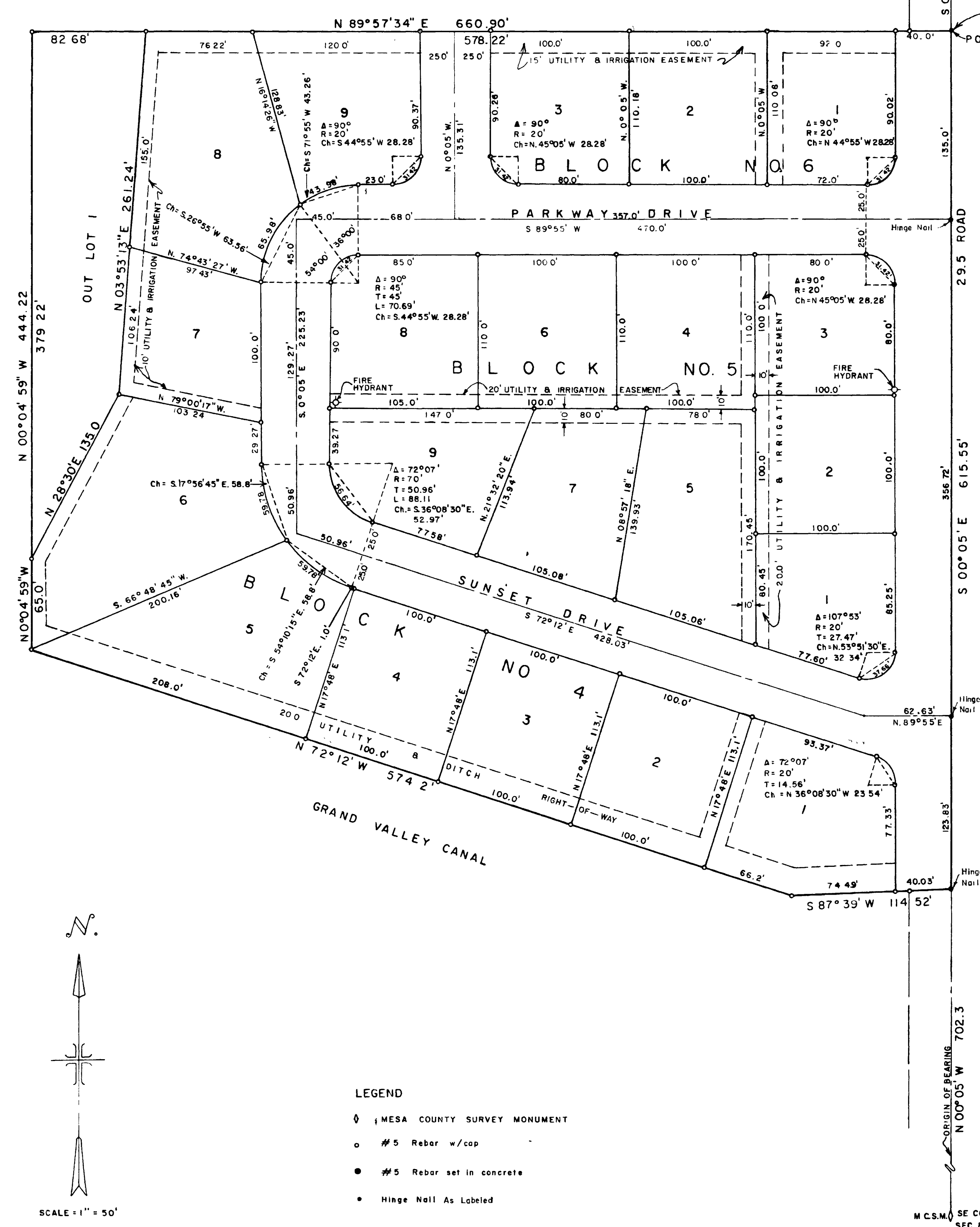
Clarence J. Bielak
Registered Land Surveyor
Colo. Reg. No. 2729

Approved for content and form only and not to the accuracy of surveys, calculations and drafting, Pursuant to C.R.S. 1963, 136-2-2 as amended

Roger C. Head
Mesa County Surveyor

Ernest W. Swann
Mesa County Road Dept
Date 8-16-74

Barry T. Walker
Utilities Coordinating Committee
Date 8-16-74



- LEGEND
- ◊ MESA COUNTY SURVEY MONUMENT
 - #5 Rebar w/cap
 - #5 Rebar set in concrete
 - Hinge Nail As Labeled

SCALE = 1" = 50'

WESTERN ENGINEERS, INC.
PLAT OF
PARK ESTATES ADDITION
MESA COUNTY, COLORADO

SURVEYED 5/8 DRAWN R.E.S. CHECKED C.C.B.
GRAND JUNCTION, COLO. DWG 1-560-II 6/11/74

573-DA