



NOTE

- Mesa County Brass Cap
- 1/2" Rebar and Monument Cap Set in Concrete
- A 1/2" Rebar and Monument Cap At ALL Lot Corners

REDLANDS VILLAGE ACRES

FILING No. 3 REPLAT OF LOTS 13 THROUGH 21 BLOCK TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEN E. CARNES, KENNETH P. MCINTIRE, WALTER S. FEES, JR., WILLIAM H. NELSON AND MAX A. KREY ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING IN PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, SAID TRACT BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SWCOR) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7 TO BEAR SOUTH 01°02'00" EAST, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE SOUTH 01°02'00" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID SECTION 7 A DISTANCE OF 13.00 FEET, THENCE NORTH 89°42'28" EAST A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 01°02'00" WEST, 132.74 FEET, THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS IS 20.00 FEET AND WHOSE LONG CHORD BEARS NORTH 44°29'00" EAST, 28.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TANGLE WOOD ROAD, THENCE NORTH 90°00'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,023.50 FEET, THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TANGLE WOOD ROAD ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS IS 125.00 FEET AND WHOSE LONG CHORD BEARS NORTH 65°40'00" EAST, 103.01 FEET, THENCE SOUTH 48°40'00" EAST A DISTANCE OF 236.03 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, THENCE SOUTH 00°07'39" EAST, 25.52 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, 25.52 FEET TO THE SOUTHWEST CORNER (SWCOR) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, THENCE SOUTH 89°56'57" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, A DISTANCE OF 2.49 FEET, THENCE SOUTH 00°03'03" EAST, 7.44 FEET, THENCE SOUTH 89°42'28" WEST, 1,309.79 FEET TO THE TRUE POINT OF BEGINNING.

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS REDLANDS VILLAGE ACRES, FILING NO. 3, REPLAT OF LOTS 13 THROUGH 21, BLOCK TWO, A SUBDIVISION OF A PART OF MESA COUNTY, COLORADO.

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 EXPENSE 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 BY THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID BEN E. CARNES, KENNETH P. MCINTIRE, WALTER S. FEES, JR., WILLIAM H. NELSON, AND MAX A. KREY HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS DAY OF _____ A.D., 1972.

Ben E. Carnes BEN E. CARNES
William H. Nelson WILLIAM H. NELSON
Kenneth P. McIntire KENNETH P. MCINTIRE
Walter S. Fees Jr. WALTER S. FEES, JR.
Max A. Krey MAX A. KREY

STATE OF COLORADO }
 COUNTY OF MESA } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 1972, BY BEN E. CARNES, KENNETH P. MCINTIRE, WALTER S. FEES, JR., WILLIAM H. NELSON, AND MAX A. KREY.
 MY COMMISSION EXPIRES _____
 WITNESS MY HAND AND OFFICIAL SEAL

Anita King
 NOTARY PUBLIC

STATE OF COLORADO }
 COUNTY OF MESA } SS 1044007
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:20 O'CLOCK A.M. April 5, 1972, AND IS DULY RECORDED IN PLAT BOOK NO. 11, PAGE 75.
Annie M. Dunston
 CLERK AND RECORDER
 DEPUTY
 FEES \$ 10.00

CLERK AND RECORDER'S CERTIFICATE

APPROVED THIS 8th DAY OF August A.D., 1972 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO

Robert A. Van Arman
 Acting Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 20th DAY OF February A.D., 1972 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO

Thomas A. Curtis
 Chairman

SURVEYOR'S CERTIFICATE

I, JAMES T. PATTY, JR., DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF REDLANDS VILLAGE ACRES, FILING NO. 3, REPLAT OF LOTS 13 THROUGH 21, BLOCK TWO, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

James T. Patty Jr.
 JAMES T. PATTY, JR.
 REGISTERED LAND SURVEYOR
 COLORADO REGISTRATION NO. 9960

APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING PURSUANT TO C.R.S. 1963, 136-2-2 AS AMENDED
 BY *Robert C. Head* DATE 12/12/72
 UTILITIES COORD. COMM.

DATE 2-13-73 BY *James T. Patty Jr.* DATE 2/12/73
 MESA COUNTY ROAD DEPT UTILITIES COORD. COMM.

REDLANDS VILLAGE ACRES
 FILING No. 3
 REPLAT OF LOTS 13-21 BLOCK 2

PREPARED BY
 NELSON-HALEY-PATTERSON & QUIRK INC
 ENGINEERING CONSULTANTS
 400 JUNCTION-GREELEY, COLORADO JUNE, 1972