

- VISTA SERENA SUBDIVISION -

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned,
 James A. Richardson, Oscar L. Thompson and Celia Havin are the owners of that real property situated in the County of Mesa, State of Colorado, and lying as shown on the accompanying plat, said tract being more particularly described by metes and bounds as follows:
 Beginning at the Southeast corner of the NW 1/4 SW 1/4 more definitely described as Lot 3 of Sec 7, T1S, R1W, U.M., thence North 0° 58' West 253.1 feet to the center line of the public highway, thence continuing along the said center line of the public highway North 59° 11' West 713.6 feet to the place of beginning of the following survey; thence South 30° 54' West 641 feet, thence North 63° 53' West 42 feet, thence North 84° 31' West 301 feet; thence North 34° 36' West 75.05 feet; thence North 30° 54' East 742 feet to the centerline of the public highway, thence South 59° 11' East 382 feet to the place of beginning; EXCEPT a strip of land 20 feet wide along the northerly side of said tract, the same being one-half of the width of public highway, and further excepting therefrom a tract of land containing 0.351 acres, more or less, and described as follows, to-wit:
 Beginning at a point from which the Southeast corner of said Lot 3 of Sec 7, T1S, R1W, U.M., bears South 49° 08' East a distance of 1248.1 feet; thence South 30° 54' West 400 feet, thence South 59° 02' 30" East 382.0 feet, thence North 30° 54' East 400 feet, thence North 59° 02' 30" West 382.0 feet, more or less to the place of beginning. The last above described tract contains 0.351 acres, more or less, of which 0.175 acres are in the right of way of the present road

That said,
 James A. Richardson, Oscar L. Thompson and Celia Havin have caused the said real property to be laid out and surveyed as VISTA SERENA 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 James A. Richardson, Oscar L. Thompson & Celia Havin have caused their names to be hereunto subscribed this 5th day of Aug, A.D., 1960.

James A. Richardson
 James A. Richardson
Oscar L. Thompson
 Oscar L. Thompson
Celia Havin
 Celia Havin

STATE OF COLORADO ss
 COUNTY OF MESA
 The foregoing instrument was acknowledged before me this 5th day of August, A.D., 1960, by James A. Richardson, Oscar L. Thompson & Celia Havin
 My Commission expires 3-6-62
 Witness my hand and official seal

Frank Niles Jr
 Notary Public

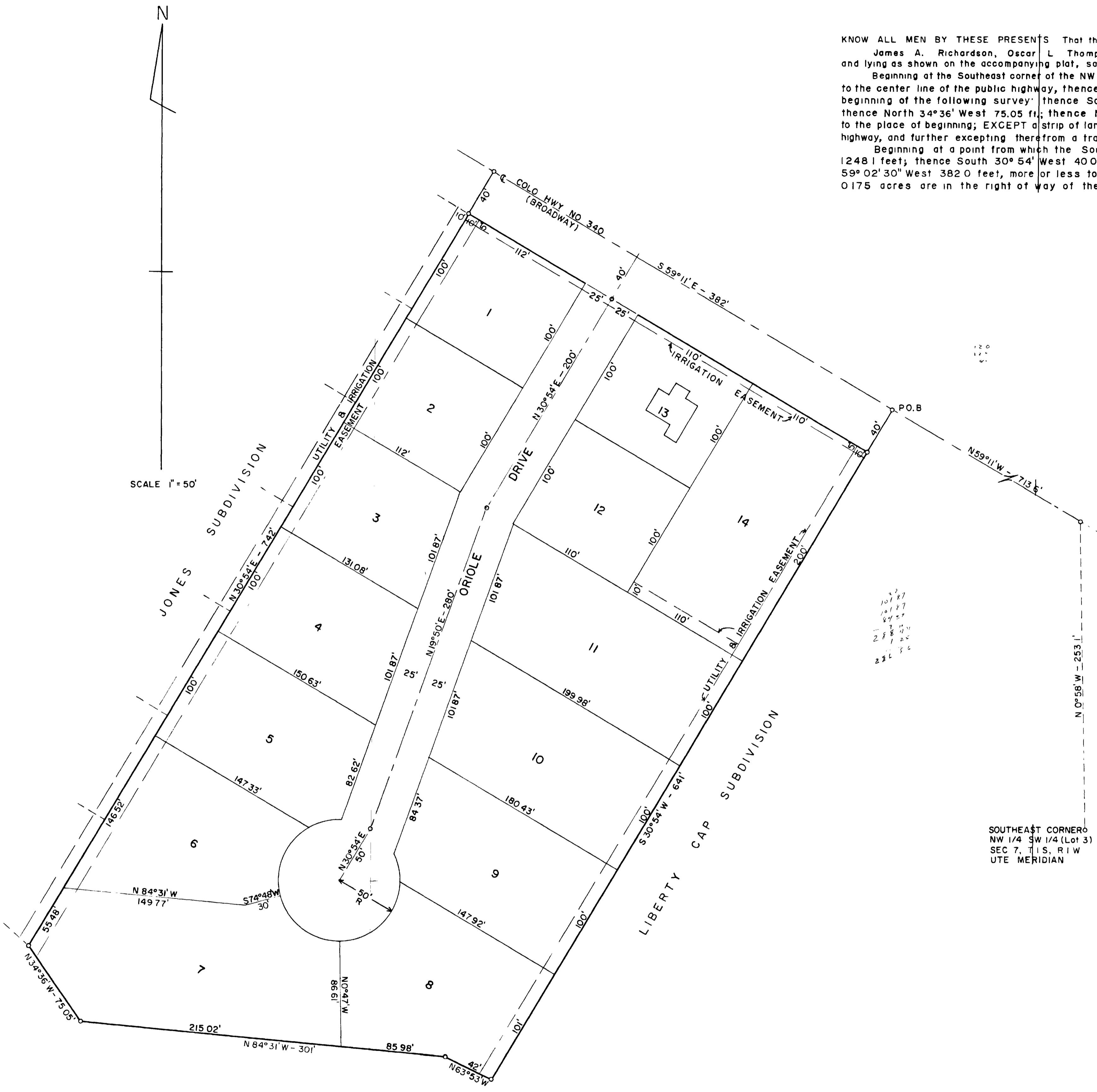
CLERK AND RECORDER'S CERTIFICATE 794962
 STATE OF COLORADO ss
 COUNTY OF MESA
 I hereby certify that this instrument was filed in my office at 11:40 o'clock A.M., JUN 30, 1960 A.D., 1960, and is duly recorded in Plat Book No. 9, Page 139.
Ann M. Deunator
 Clerk and Recorder
 Fees \$ 6.00
 By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 9th day of August, A.D., 1960.
 County Planning Commission of the County of Mesa, Colorado
 By E. Lin Quin
 Chairman

REDLANDS DISTRICT PLANNING COMMISSION
 Approved this 23 day of August, A.D., 1960.
 Redlands District Planning Commission in the County of Mesa, Colorado
 By Macedo
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE
 Approved this 31 day of August, A.D., 1960.
 Board of County Commissioners of the County of Mesa, Colorado
 By Henry J. Supper
 Chairman

SURVEYOR'S CERTIFICATE
 I, John C. Shepherd, do hereby certify that the accompanying plat of VISTA SERENA SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.
John C. Shepherd
 Registered Engineer & Land Surveyor



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MESA COUNTY, COLORADO