

WILLOWBROOK SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Bernard M. McDonough, Leona McDonough, Avis Z. McDonough and Frank J. McDonough are record owners, George O. Bosma is purchaser as to that real property as shown hereon, and more particularly described by metes and bounds as follows:

Beginning at a point which bears East 130.0 feet from the South West Corner of Section 2, Township 1 South, Range 1 West of the 1st Meridian, thence North 30.0 feet, thence along the arc of a 25 ft radius curve to the left 32.27 feet, the chord of which bears N45°00'E 35.35 feet, thence along the arc of a 135.0 ft radius curve to the right 83.49 feet, the chord of which bears N17°43'E 82.16 feet, thence North 85.0 feet, thence N66°07'E 177.17 feet, thence East 140.0 feet, thence N67°30'E 1000 feet, thence N87°00'E 300.0 feet, thence S77°51'E 101.49 feet, thence N76°00'E 175.2 feet, thence South 365.0 feet, thence West 1,013.2 feet to the point of beginning.

That said Bernard M. McDonough, et al, have caused the said real property to be laid out and surveyed as Willowbrook Subdivision, a subdivision of a part of the County of Mesa.

That said Bernard M. McDonough, et al, do hereby dedicate and set apart all 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 Bernard M. McDonough, Leona McDonough, Avis Z. McDonough and Frank J. McDonough and George O. Bosma have caused their names to be hereunto subscribed this 19th day of April A. D. 1966.

Bernard M. McDonough Bernard M. McDonough Record Owner
Leona M. McDonough Leona M. McDonough Record Owner
Avis Z. McDonough Avis Z. McDonough Record Owner
Frank J. McDonough Frank J. McDonough Record Owner
George O. Bosma George O. Bosma Purchaser

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 19th day of April A. D. 1966 by Bernard M. McDonough, Leona M. McDonough, Avis Z. McDonough, Frank J. McDonough and George O. Bosma. My Commission expires 12/31/66.
 Witness my hand and official seal.

Notary Public
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

316572

STATE OF COLORADO }
 COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 2:05 o'clock P. M., April 19 A. D. 1966, and is duly recorded in Plat Book No 10, Page 24.

Fees \$ 10.00

Annie M. Dunston
 Clerk & Recorder
 Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of December, A. D. 1965
 County Planning Commission of the County of Mesa, Colorado

Howard ...
 Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

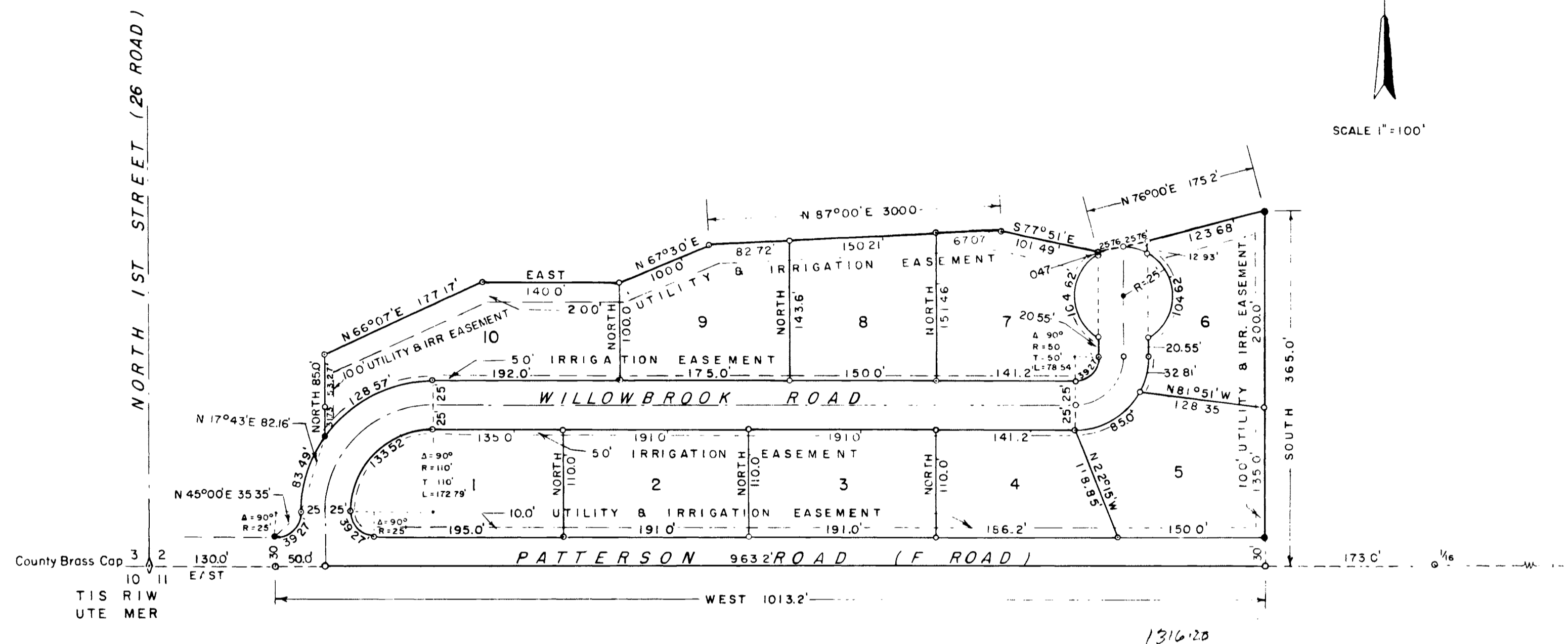
Approved this 20th day of December, A. D. 1965
 Board of County Commissioners of the County of Mesa, Colorado

William J. Fene
 Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Willowbrook 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.

Clarence J. Bielak
 Registered Land Surveyor



LEGEND

- Steel pins
- Steel pins set in concrete

WESTERN ENGINEERS, INC
 PLAT OF
WILLOWBROOK SUBDIVISION
 MESA COUNTY, COLORADO

SURVEYED, C.A.E. DRAWN C.A.E. TRACED C.A.E.
 ST. JOHNS BLDG. COLO. DWG 1-401-2 12/7/65

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