

BLANKET EASEMENT DEDICATED FOR GAS, ELECTRIC & TELEPHONE UTILITIES

DEDICATION

Know all men by these presents: That the undersigned are the owners of that real property located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 8, Thence North 00°27'54" East along the West line of the Northwest Quarter of the Southwest Quarter of said Section 8 a distance of 819.64 Feet and considering all bearings relative thereto; Thence South 89°55'48" East 234.0 Feet to the True Point of Beginning; Thence North 00°27'54" East 166.15 Feet; Thence South 89°54'38" East 30.0 Feet; Thence North 00°27'54" East 165.0 Feet; Thence North 89°55'48" West 224.0 Feet; Thence North 00°27'54" East 22.21 Feet; Thence South 89°46'54" East 220.0 Feet; Thence North 00°27'54" East 95.0 Feet; Thence South 89°46'54" East 1062.33 Feet; Thence South 00°14'09" West 445.03 Feet; Thence North 89°55'48" West 1090.16 Feet to the True Point of Beginning containing 11.09 Acres more or less; Except right-of-way for easement conveyed to the Fruitvale Water and Sanitation District by Instrument recorded in Book 787, Page 587, Mesa County Records

That said owner has caused the said real property to be laid out and surveyed.
 That said owner does hereby dedicate and set apart street rights-of-way as shown on the accompanying plat to the use of the public forever.
 That said owner does hereby dedicate to the public utilities these 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 including, but not limited to telephone lines, electric lines, and gas lines. Together with the right to trim interfering trees and brush. Together with the perpetual right of ingress and egress for installation, operation and maintenance of such lines. Said easements shall be utilized in a reasonable and prudent manner.
 That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

I, WITNESS WHEREOF, said owner, Irving Biers, has caused his name to be hereunto subscribed this 21 day of November, A.D., 1978.

Irving Biers
 Irving Biers

STATE OF COLORADO } The foregoing instrument was acknowledged before me this 21 day of November, A.D., 1978, by Irving Biers.
 COUNTY OF MESA } ss My commission expires: August 1981 Notary Public *Shari K. Sawyer*

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 10:55 o'clock, A.M., Nov. 20, A.D., 1978 and duly recorded in Plat Book No. 12, Page No. 215 Reception No. 1208630.
Earl Sawyer
 Clerk and Recorder Deputy Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 6th day of November, A.D., 1978. *Mary A. Buss*
 County Planning Commission of the County of Mesa, Colorado. Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

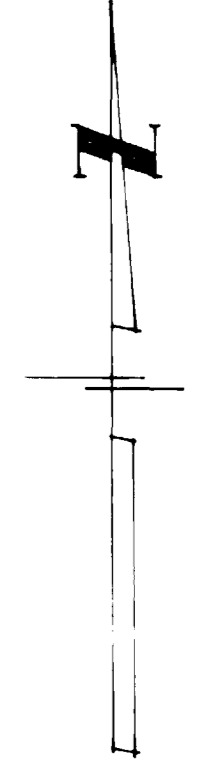
Approved this 21 day of November, A.D., 1978. *Earl Sawyer*
 Chairman
 Board of County Commissioners of the County of Mesa, Colorado.

SURVEYOR'S CERTIFICATE

I, Gordon W. Bruchner, do hereby certify that the accompanying plat has been prepared under my direction and accurately represents a field survey of same.
Gordon W. Bruchner
 Gordon W. Bruchner, Registered Land Surveyor and Professional Engineer, Colorado Registration Number 8073
 Date: 12-1-78
Gill Bonam
 Mesa County Road Department

LEGEND

- MESA COUNTY BRASS CAP
- NO. 5 REBAR WITH CAP SET IN CONCRETE.



SCALE: 1" = 50'

RACQUET CLUB APARTMENTS SUBDIVISION
 CE MAGUIRE, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 GRAND JUNCTION, COLORADO
 OCTOBER, 1978