

# MELODY ESTATES, FILING THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, JACK D McLAUGHLIN is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in at Page of the Mesa County Clerk and Recorder's Office, and being situated in the SE1/4 NE1/4 Section 20, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado, as shown on the accompanying plat, said property being additionally described as follows

Lots 1 thru 4, Block 2, MELODY ESTATES, FILING TWO, and Replat of Lot 8 Block 2, & Lots 5-7 Block 3 of Melody Estates, Filing One, as recorded in Plat Book at Page of the Mesa County Clerk and Recorder's Office, and Lots 9 and 10, Block Two, Melody Estates, Filing One as recorded in Plat Book Page of the Mesa County Clerk and Recorder's Office

That said owner has caused the said real property to be laid out and surveyed as MELODY ESTATES, FILING THREE, a subdivision of a part of Mesa County, State of Colorado

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 dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 14<sup>th</sup> day of August, A.D., 1992

Jack D McLaughlin  
JACK D McLAUGHLIN

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of AUGUST, A.D., 1992 by JACK D McLAUGHLIN

5-22-93  
My commission expires

Donna McLaughlin  
Notary Public  
Address Edward J. Co.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at 11:02 o'clock A.M. this 1<sup>st</sup> day of April, A.D., 1992, and is duly recorded in Plat Book No 14, Page 42, Reception # 1597677

Drawer Z 35

Fee \$10.00  
Monika Todd

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15<sup>th</sup> day of AUGUST, A.D., 1992, County Planning Commission of the County of Mesa, Colorado

Donald C. Putman  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 11<sup>th</sup> day of September, A.D., 1992, Board of County Commissioner's of the County of Mesa, Colorado

William B. Jensen  
Chairman

SURVEYOR'S CERTIFICATE

I, Max E Morris, certify that the accompanying plat of MELODY ESTATES, FILING THREE, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

Max E Morris  
Max E Morris, Q.E.D. Surveying Systems Inc  
Colorado Registered Professional Land Surveyor LS 16413

8/14/92  
Date

UTILITIES COORDINATING COMMITTEE

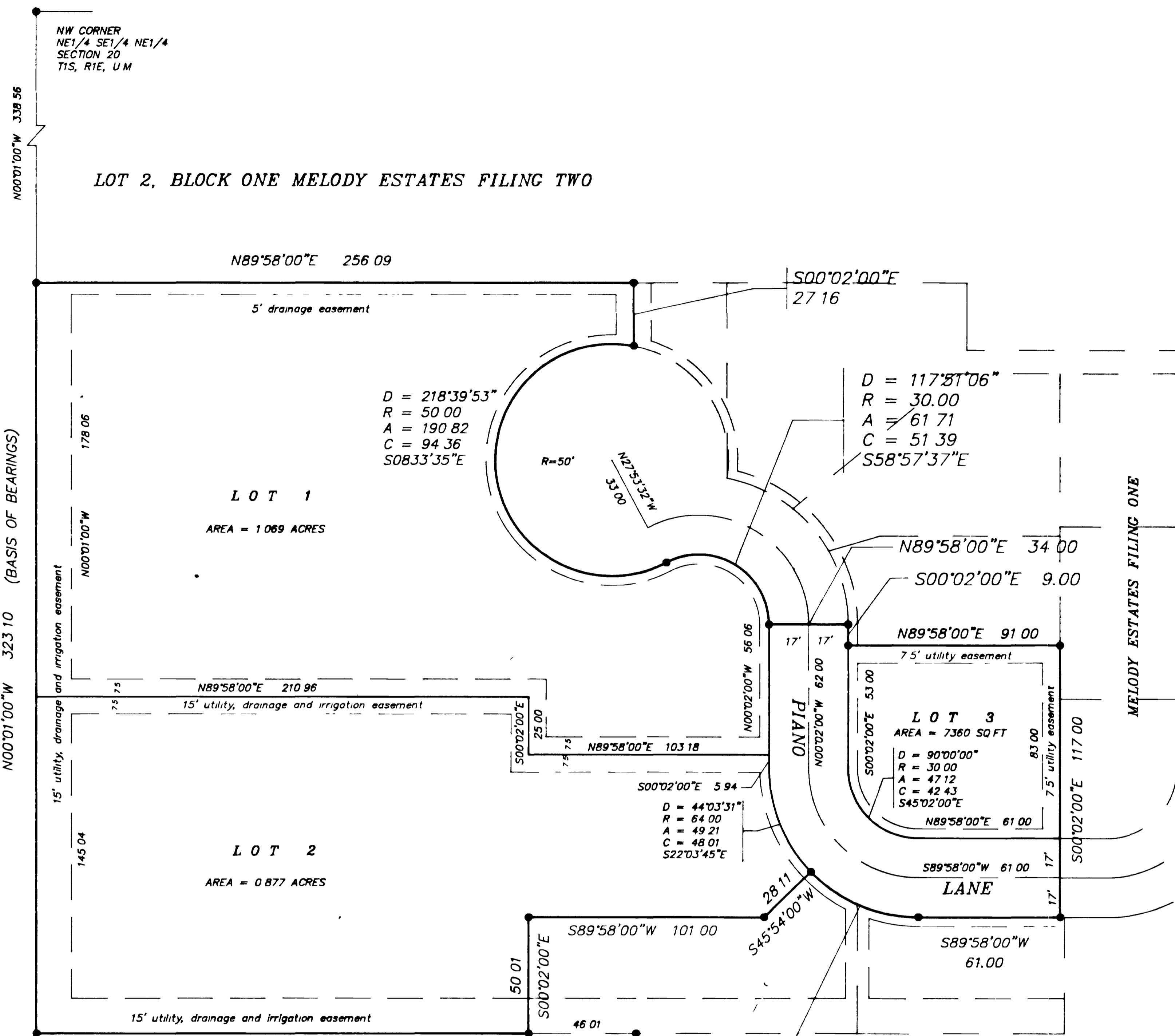
Approved this 14<sup>th</sup> day of August, A.D. 1992  
Utilities Coordinating Committee of the County of Mesa, Colorado

John L. Balogh  
Chairman



## MELODY ESTATES, FILING THREE

| FINAL PLAT  |   |                    |
|---|---|--------------------|
| SITUATED IN THE NE1/4 SE1/4 NE1/4 SECTION 20, T1S, R1E, U M |   |                    |
| FOR   | McLAUGHLIN  | SURVEYED BY DMM MF |
| SCALE   | 0 15 30<br>0 3 10<br>FEET<br>METERS   | DRAWN BY MEM       |
| DATE  | 7/25/91   | ACAD ID MELODY     |
|   | Q.E.D. SURVEYING SYSTEMS Inc<br>1018 COLO AVE<br>GRAND JUNCTION<br>COLORADO 81501<br>(303) 241-2370<br>464-7568 | SHEET NO           |
|   |   | FILE 91200         |



### LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY Q.E.D. SURVEYING SYSTEMS INC (set in concrete)
- ⊥ SET NO 5 RE-BAR W/CAP LS 16413

SURVEY ORIENTED WITH FOUND MONUMENTS

### AREA SUMMARY

LOTS = 2.116 ACRES = 93%  
ROAD = 0.154 ACRES = 07%  
TOTAL = 2.270 ACRES = 100%

D = 45°56'29"  
R = 64.00  
A = 51.32  
C = 49.95  
N67°03'45"W



NOTICE  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON