

# COUNTRY HOMES ESTATES

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned George E. Grandbouché and Barbara K. Grandbouché are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the E 1/2 SE 1/4 NW 1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the NE Corner of the SE 1/4 NW 1/4 of said Section 32; Thence S 00° 00' 00" W along the east line of the SE 1/4 NW 1/4 of said Section 32 a distance of 990.00 feet to a point on the northerly right of way of the Orchard Mesa Canal No. 1; Thence along said northerly right of way of the Orchard Mesa Canal No. 1 by the following eight (8) courses and distances: (1) N 90° 00' 00" W 114.60 feet; (2) N 43° 58' 00" W 67.13 feet; (3) N 68° 37' 00" W 115.00 feet; (4) S 81° 46' 15" W 88.38 feet; (5) S 70° 52' 15" W 76.75 feet; (6) N 74° 47' 15" W 77.45 feet; (7) N 61° 48' 00" W 122.36 feet; (8) N 66° 59' 15" W 53.41 feet to a point on the west line of the E 1/2 SE 1/4 NW 1/4 of said Section 32; Thence N 00° 08' 15" E along said west line of the E 1/2 SE 1/4 NW 1/4 of Section 32 a distance of 837.00 feet to the NW Corner of the E 1/2 SE 1/4 NW 1/4 of said Section 32; Thence N 89° 52' 00" E along the north line of the SE 1/4 NW 1/4 of said Section 32 a distance of 658.00 feet to the point of beginning, containing 13.978 acres.

That said owners have caused the said real property to be laid out and surveyed as Country Homes Estates, 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 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10th day of April A.D., 1979.

George E. Grandbouché  
George E. Grandbouché

Barbara K. Grandbouché  
Barbara K. Grandbouché

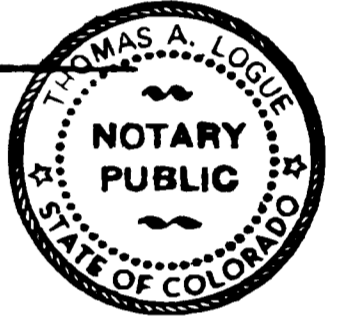
STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this 10th day of April A.D., 1979 by George E. Grandbouché and Barbara K. Grandbouché.

My commission expires: Aug 9th 1981

Witness my hand and official seal.

Thomas A. Logue  
Notary Public



STATE OF COLORADO )  
COUNTY OF MESA ) SS

I hereby certify that this instrument was filed in my office at 11:16 o'clock A.M. this 26th day of October A.D., 1979, and is duly recorded in Plat Book No. 13, Page 211.

Earl Sawyer  
Clerk and Recorder

Gayle M. Huskey  
Deputy

Fee \$ 10.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 12 day of April A.D., 1979.

County Planning Commission of the County of Mesa, Colorado.

Henry C. Fahlst  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 11th day of May A.D., 1979.

Board of County Commissioners of the County of Mesa, Colorado.

Melvin Olfendick  
Chairman

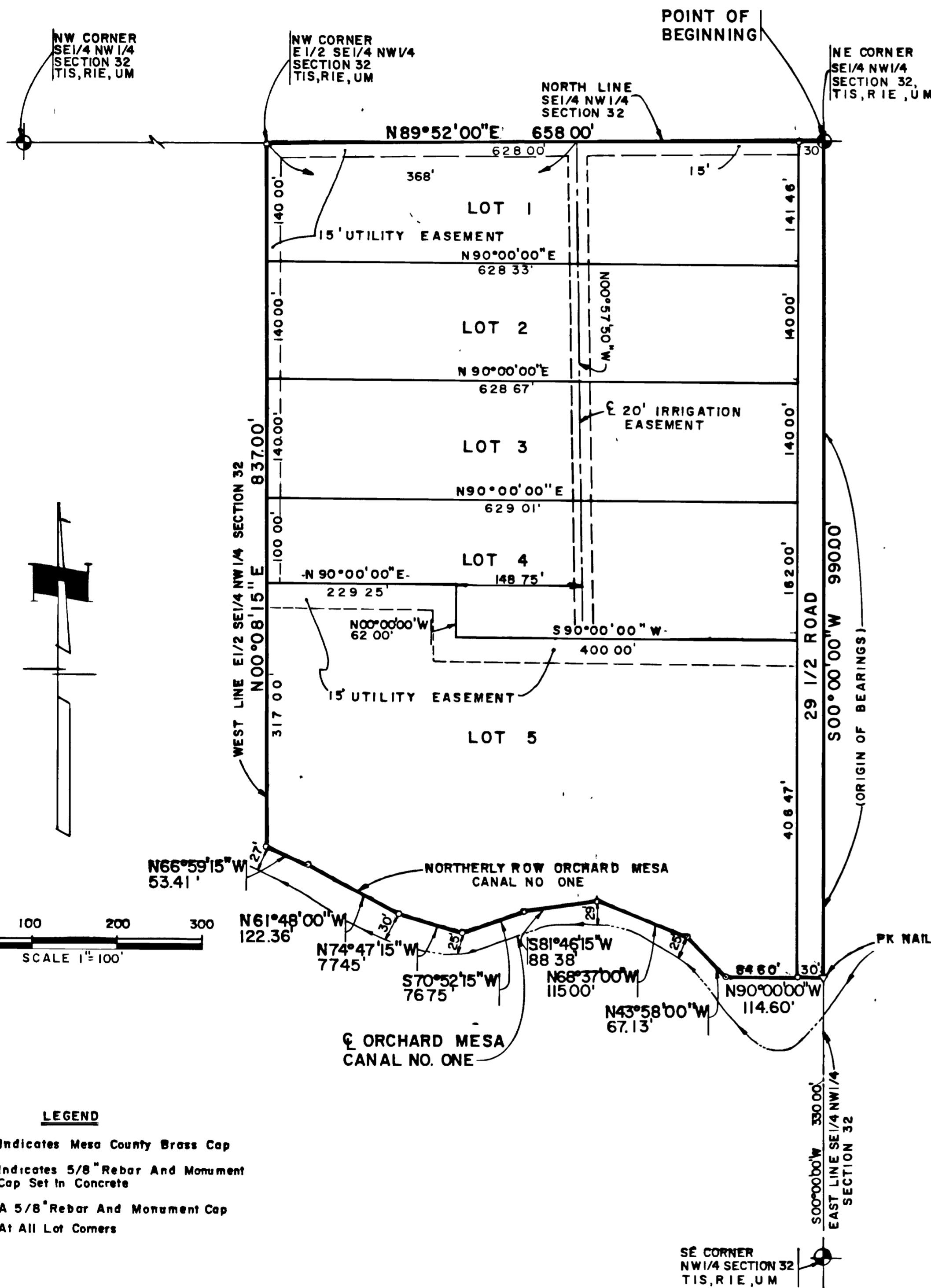
**SURVEYOR'S CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Country Homes Estates, 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

By: Bill Gorman  
Mesa County Road Department

Date: 6-13-79



**LEGEND**

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

**AREA QUANTITIES**

Total Acres In Street	0.682	Ac or 4.88%
Total Acres In Lots	13.296	Ac or 95.12%
Total Acres	13.978	Ac or 100.00%
Total Number Of Lots	5	

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