

SUNRIDGE SUBDIVISION - FIRST ADDITION, AND REPLAT of LOTS 4, 5, and 8 of BLK. TWO, LOTS 1, 4, 5, 7 and 8 of BLK. THREE, LOT 5 of BLK. FOUR, and LOTS 1, 2, and 3 of BLK. FIVE in SUNRIDGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE REPRESENTS:

and Lenetta J. Sherman and Charles E. Austin, dba Austin-Sherman Construction, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying within the NE⁴ of Section 16, T1S, R1E of the Ute Meridian, being more particularly described as follows: Beginning at the NE Corner of the NW⁴NE⁴ of said Section 16; thence S00°03'17"E along the west line of Sunridge Subdivision 159.11 ft; thence N89°57'30"E 100.00 ft; thence S00°03'17"E 873.44 ft; thence N89°57'30"E 85.25 ft; thence S80°10'17"E 50.75 ft; thence N89°57'30"E 95.00 ft to the east line of Sunridge Subdivision; thence S00°02'30"E along said east line of Sunridge Subdivision 278.20 ft. to the SE corner of Sunridge Subdivision; thence S89°49'10"W along the south line of Sunridge Subdivision 330.19 ft to the SW corner of Sunridge Subdivision; thence S89°51'52"W along the south line of said NW⁴NE⁴ 214.50 ft; thence N00°03'17"W 1320.19 ft. to the north line of said NW⁴NE⁴; thence N89°50'50"E along the north line of said NW⁴NE⁴ 214.50 ft. to the POINT OF BEGINNING, and containing 10.660 acres, more or less, as shown by the accompanying plat thereof:

That the said owners have caused the said real property to be laid out and surveyed as SUNRIDGE SUBDIVISION - FIRST ADDITION, AND REPLAT OF LOTS 4, 5 AND 8 OF BLOCK TWO, LOTS 1, 4, 5, 7 AND 8 OF BLOCK THREE, LOT 5 OF BLOCK FOUR AND LOTS 1, 2 AND 3 OF BLOCK FIVE IN SUNRIDGE 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 perpetual easements for the installation and maintenance of utilities 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, maintenance and replacement of such lines Said easements and rights shall be utilized in a reasonable and prudent manner Utility easements are dedicated to the PUBLIC UTILITIES.

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

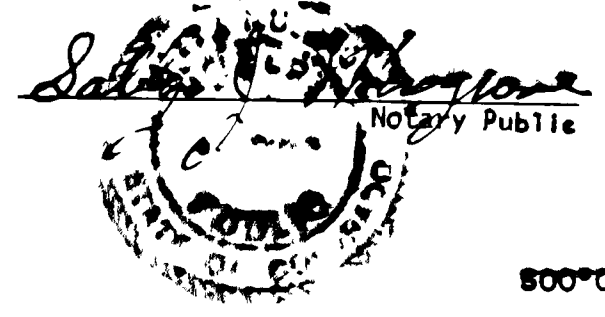
IN WITNESS WHEREOF, said owners Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship, have caused their names to be hereunto subscribed this 13th day of August A.D., 1979.

By Lawrence C. Warren Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship. and Lenetta J. Sherman Charles E. Austin Lenetta J. Sherman & Charles E. Austin, dba Austin-Sherman Construction.

STATE OF COLORADO) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13th day of August, A.D., 1979, by owner Lawrence C. Warren, dba Warren Homes Company, a sole proprietorship, and Lenetta J. Sherman and Charles E. Austin, dba Austin-Sherman Construction.

My Commission expires _____ Witness my hand and official seal.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss. #12 09281
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 3:00 o'clock P.M. November 28 A.D., 1979, and is duly recorded in Plat Book No. 12, Page 220.
By Carl Sawyer Clerk & Recorder and Marcella M. Mahoney Deputy Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of August, A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

By James C. Tollett Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 14th day of August, A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

By Melina Allen Chairman

SURVEYOR'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of SUNRIDGE SUBDIVISION - FIRST ADDITION, AND REPLAT OF LOTS 4, 5 AND 8 OF BLOCK TWO, LOTS 1, 4, 5, 7 AND 8 OF BLOCK THREE, LOT 5 OF BLOCK FOUR, AND LOTS 1, 2 AND 3 OF BLOCK FIVE IN SUNRIDGE 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.

By Luther T. Musgrove Registered Land Surveyor, L.S. 10386



By Bob Borman Date: 9-3-79
Mesa County Road Dept

VACATION STATEMENT

Due to the convenience and access needs of the Public being adequately served by the platting of lands and Public Rights-of-way the vacation of fractional parts of previously dedicated/reserved Public Rights-of-way, not within Public Rights-of-way by this plat are hereby ordered vacated this 14th day of August, 1979 by the Board of County Commissioners of the County of Mesa, Colorado i.e. -

By Melina Allen Chairman

EASEMENT VACATION STATEMENT

Due to easement needs of the Public Utilities being adequately served by the platting of easements, the vacation of fractional parts of previously dedicated easements, not within easements by this plat are hereby ordered vacated this 14th day of August, 1979 by the Board of County Commissioners of the County of Mesa, Colorado i.e. -

By Melina Allen Chairman

