

Replat of Lot 2, Block No. 5, and
Lots 9, 10, 11, 12, 13, & 14; Block No. 4,
of the Replat of Wedgewood Park Subdivision.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, John B. Curtis and Sybil P. Curtis, are the owners of that real property described as Lot 2, Block No. 5 and Lots 9, 10, 11, 12, 13, and 14, Block No. 4, Replat of Wedgewood Park Subdivision situated in Mesa County, Colorado

That said owners have caused the said property to be laid out and surveyed as REPLAT OF LOT 2, BLOCK NO. 5, AND LOTS 9, 10, 11, 12, 13, & 14, BLOCK NO. 4, REPLAT OF WEDGEWOOD PARK SUBDIVISION, a part of the County of Mesa, State of Colorado

That said owners do hereby dedicate to the Public Utilities Companies a perpetual easement to those portions of said real property which are labeled as utility easements for the installation and maintenance of such utilities as telephone and electric cables, gas pipelines, sanitary sewer, and irrigation easements, but not limited to the above, together with the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines

That all expenses of the improvements referred to above of utilities or ditches shall be financed by the seller or purchaser - not by the County of Mesa

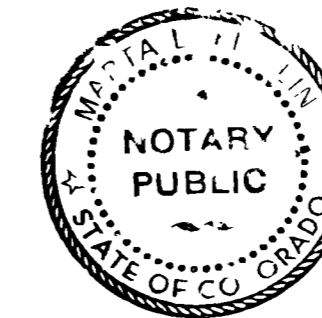
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed the 17 day of March, A.D. 1978.

John B. Curtis
JOHN B. CURTIS

Sybil P. Curtis
SYBIL P. CURTIS

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 20th day of March, A.D. 1978 by John B. Curtis and Sybil P. Curtis My Commission expires Dec. 1, 1981
Witness my hand and official seal



Marta S. Luchter
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 4:40 o'clock P.M. MAY 16, A.D. 1978 and is duly recorded in Plat Book 12, Page 18
Reception No 1160618

Earl Sawyer
Clerk and Recorder

Deputy
\$ 10.00
Fees

VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the replatting of land and rights-of-way, the vacation of fractional parts of previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered

Approved this 27th day of April, A.D., 1978

Earl Sawyer
Chairman, Board of County Commissioners

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of APRIL, A.D. 1978 County Planning Commission of the County of Mesa, Colorado

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

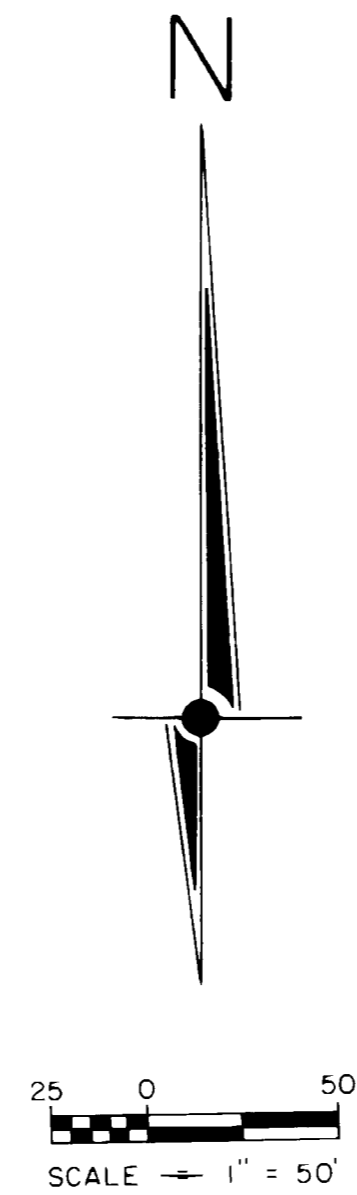
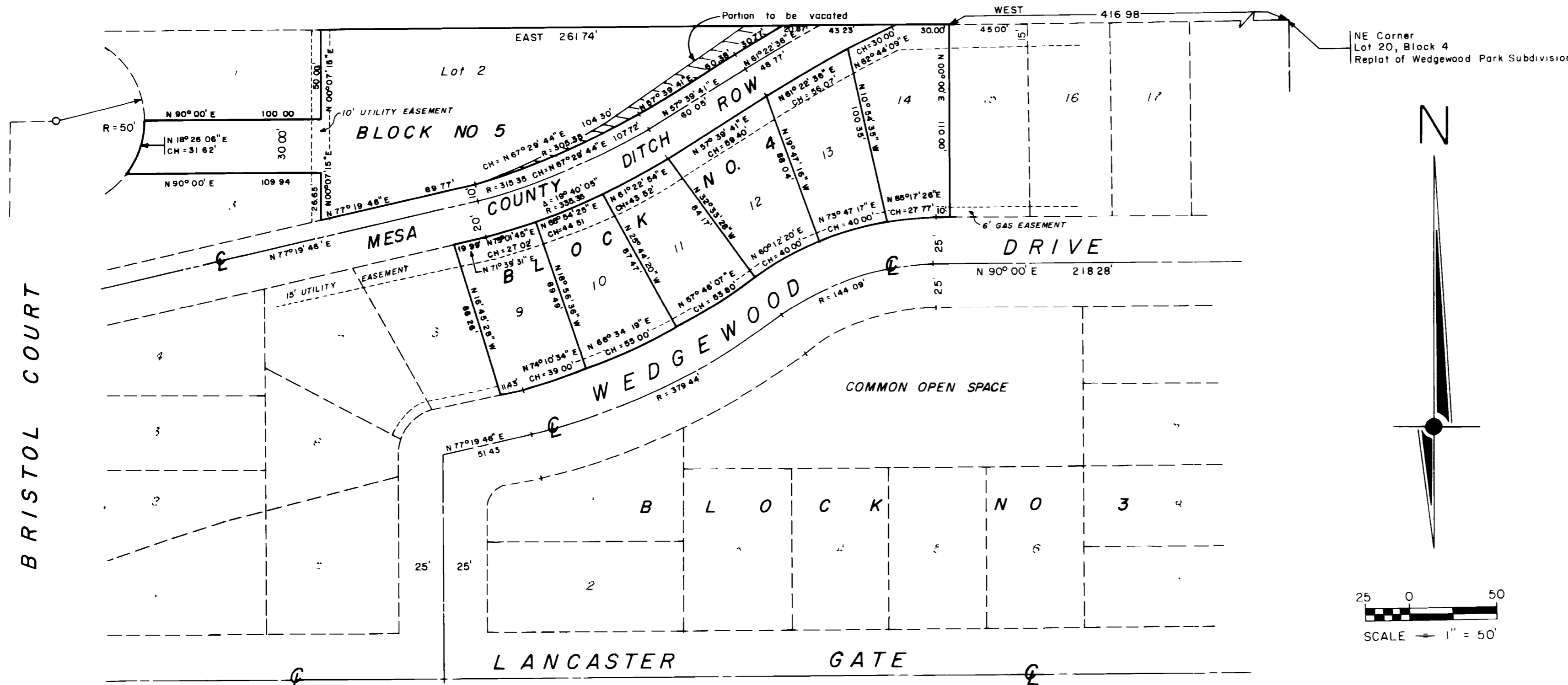
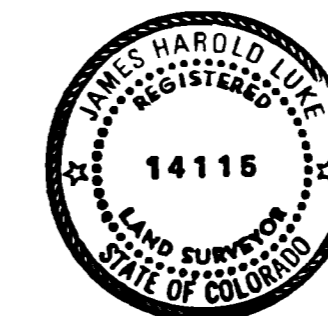
Approved this 27th day of APRIL, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado

Earl Sawyer
Chairman

SURVEYOR'S CERTIFICATE

I, James H. Luke, a Registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying REPLAT OF LOT 2, BLOCK NO. 5, AND LOTS 9, 10, 11, 12, 13 & 14, BLOCK NO. 4, REPLAT OF WEDGEWOOD PARK SUBDIVISION, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same

James H. Luke
Registered Land Surveyor LS14115



Minimum Setback from Lot Lines to Principal Buildings.

1. Corner Lots = 20' on each street
2. Front setback = 20'
3. Sideyard = 0' or easement width, minimum 10' separation between living quarters

Notes:

Purpose of Replat is only for the alignment of the Mesa County Ditch and Right-of-Way

Bill Benson
Mesa County Road Department

4-27-78
Date

A REPLAT of PORTIONS of BLOCKS 4 & 5
Replat of WEDGEWOOD PARK SUBDIVISION
ARMSTRONG ENGINEERS & ASSOCIATES, INC.
861 ROOD AVE. GRAND JUNCTION, CO 81501 245-8961