

# VILLAGE EAST FOURTH FILING

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Lloyd E Unfred and Robert E Unfred are the owners of that real property situated in the County of Mesa, State of Colorado, and lying within the SW<sup>4</sup>SW<sup>4</sup> of Sec 4, T1S, R1E of the Ute Meridian, Mesa County, Colorado and more particularly described as follows Beginning at the southeast corner of said SW<sup>4</sup>SW<sup>4</sup>, thence N89°58'00"W along the south line of said SW<sup>4</sup>SW<sup>4</sup> 395.90 ft, thence N00°11'40"W 1313.58 ft to a point on the north line of said SW<sup>4</sup>SW<sup>4</sup>, thence S89°59'00"E along said north line 396.03 ft to the northeast corner of said SW<sup>4</sup>SW<sup>4</sup>, thence S00°11'20"E along the east line of said SW<sup>4</sup>SW<sup>4</sup> 1313.69 ft to the POINT OF BEGINNING, and containing 11.94 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 VILLAGE EAST FOURTH FILING, a subdivision of a part of the County of Mesa

That said owners do hereby dedicate and set apart all of the streets and walkways as shown on the accompanying plat to 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 Lloyd E Unfred and Robert E Unfred have caused their names to be hereunto subscribed this 9th day of February, A.D. 1978

By Lloyd E Unfred  
Lloyd E Unfred

By Robert E Unfred  
Robert E Unfred

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 9th day of February, A.D. 1978, by owners Lloyd E Unfred and Robert E Unfred

My Commission Expires 2-7-81 Witness my hand and Official Marion J. Unfred Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1157108

I hereby certify that this instrument was filed in my office at 4:27 o'clock P.M. Apr 7, A.D. 1978, and is duly recorded in Plat Book No 11, Page 349

By Earl Sawyer Clerk & Recorder Fees \$ 10.00 By \_\_\_\_\_ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

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

By Mary Beas Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 29th day of MARCH, A.D. 1978 Board of County Commissioners of the County of Mesa, Colorado

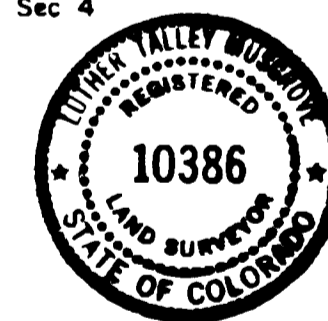
By Earl Sawyer Chairman

SURVEYOR'S CERTIFICATE

I, Luther T. Musgrave, do hereby certify that the accompanying plat of VILLAGE EAST FOURTH FILING, 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. Musgrave 2-8-78  
Registered Land Surveyor, L.S. 10386

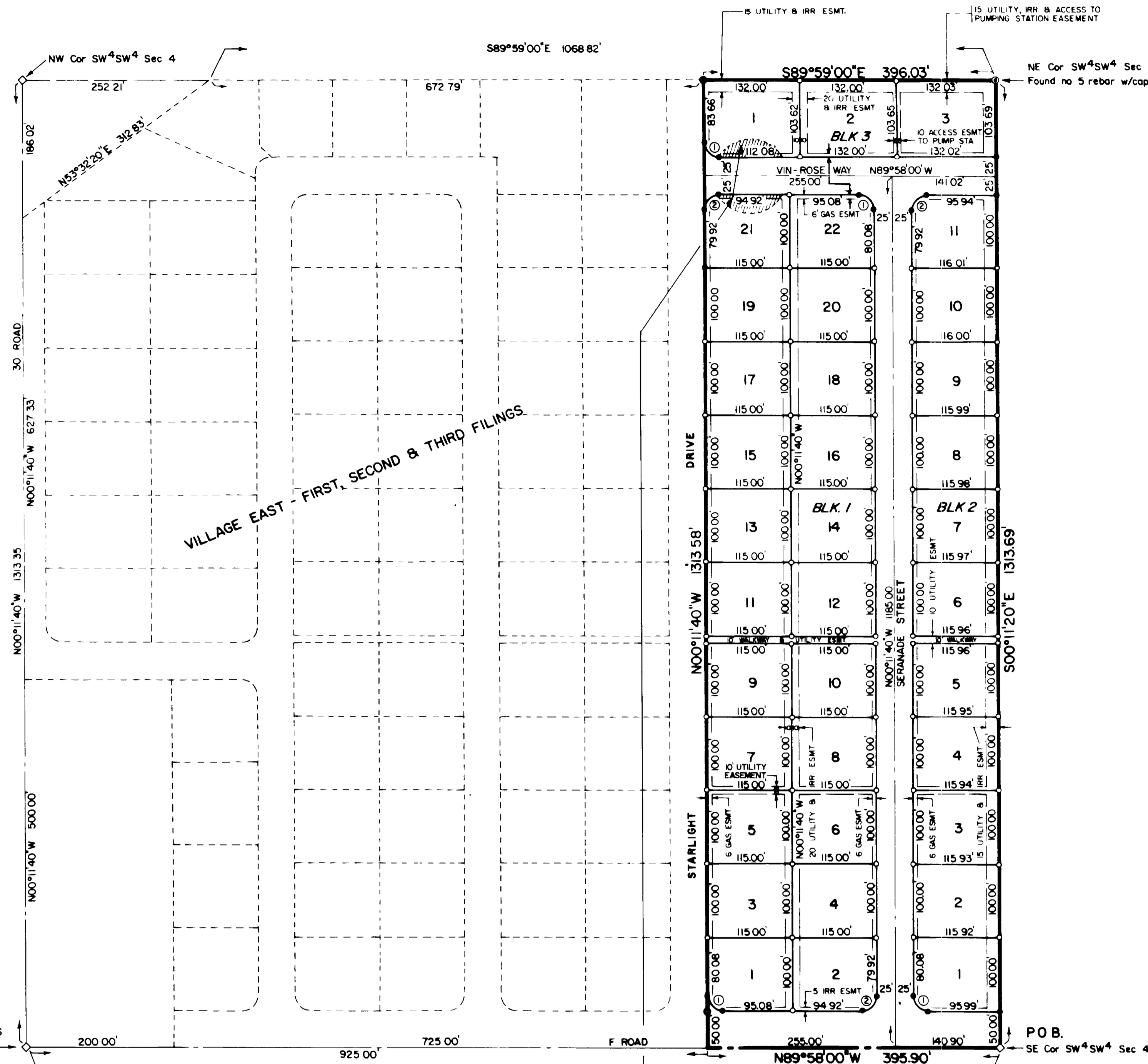
By Bill Barron Date March 16, 78  
Mesa County Road Dept.



## VACATION STATEMENT

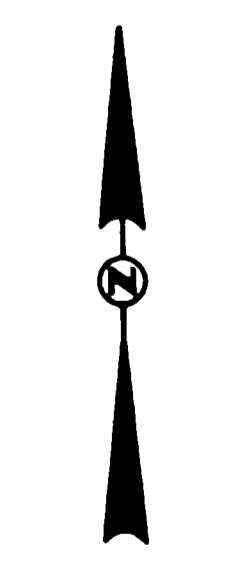
Due to the convenience and access needs of the Public being adequately served by the platting of lands and Public Rights-of-Way the vacation of fractional parts of previously dedicated/reserved Public Rights-of-Way, not within Public Rights-of-Way by this plat are hereby ordered vacated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_ by the Board of County Commissioners of the County of Mesa, Colorado 1 e VVVVV

The 6ft Gas Esm't on each side of Vin-Rose Way is to be retained  
By Earl Sawyer  
Chairman



- LEGEND
- Perimeter Monument - set no 5 rebar x 3' in concrete w/alloy cap
  - Block Corner - set no 5 rebar x 3' w/alloy cap
  - Lot Corner - set no 5 rebar x 2' w/plastic cap
  - ◇ Found Mesa County Survey Monument

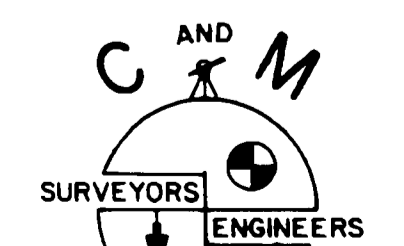
CURVE DATA				
No	Radius	Δ	Length	Chord
1	20.00'	89°46'20"	31.34'	N45°04'50"W 28.23'
2	20.00'	90°13'40"	31.50'	N44°55'10"E 28.34'



AREA SUMMARY

Area in lots	9.77 ac	81.8 %
Area in streets	2.17 ac	18.2 %
TOTAL	11.94 ac	100.0 %

## VILLAGE EAST FOURTH FILING



FILE: 72-10-06 DATE: 1-16-78