

STRAWBERRY ACRES · FILING NO. TWO

A REPLAT OF PART OF LOTS 9 & 10, BLOCK 2, PALOMINO ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the Southwest Quarter (S.W. 1/4) Northwest Quarter (N.W. 1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the Southwest Corner (S.W. Cor) of the Southwest Quarter (S.W. 1/4) Northwest Quarter (N.W. 1/4) of said Section 15, Thence S 89°57'40"E along the South line of the Southwest Quarter (S.W. 1/4) Northwest Quarter (N.W. 1/4) of said Section 15 a distance of 480.00 feet to the TRUE POINT OF BEGINNING; Thence N 00°02'20"E 130.00 feet; Thence S 89°57'40"E 329.64 feet; Thence S 00°02'20"W 130.00 feet to a point on the South line of the Southwest Quarter (S.W. 1/4) Northwest Quarter (N.W. 1/4) of said Section 15, Thence N 89°57'40"W along Said South line of the Southwest Quarter (S.W. 1/4) Northwest Quarter (N.W. 1/4) of Section 15 a distance of 329.64 feet to the TRUE POINT OF BEGINNING. Containing 0.983 acres.

That said owners have caused the said real property to be laid out and surveyed as Strawberry Acres, Filing Two, a replat of part of Lots 9 & 10, Block 2, Palomino Acres, 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 those portions of said real property which are labeled as utility and drainage 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.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In witness whereof said owners Systematics Corporation, a Colorado Corporation, Thomas E. Folkestad, President, Sigrí A. Folkestad, Secretary, and Charles D. Reicks and Charlotte A. Reicks have caused their names to be hereunto subscribed this 22 day of April, A.D., 1976.

Thomas E. Folkestad
Thomas E. Folkestad, President

Charles D. Reicks
Charles D. Reicks, Husband

Sigrí A. Folkestad
Sigrí A. Folkestad, Secretary

Charlotte A. Reicks
Charlotte A. Reicks, Wife

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22 day of April, A.D., 1976, by Systematics Corporation, a Colorado Corporation, Thomas E. Folkestad, President, Sigrí A. Folkestad, Secretary, and Charles D. Reicks and Charlotte A. Reicks.

My Commission Expires: May 20, 1978
Witness my hand and official seal.

Janetta Rere
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss # 1109042
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:16 o'clock P.M., this 20 day of May, A.D., 1976 and is duly recorded in Plat Book No. 11, Page 204.

Earl Sawyer
Clerk and Recorder

Hazel M. Huskey
Deputy

Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of May, A.D., 1976, County Planning Commission of the County of Mesa, Colorado.

P. J. Johnson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of May, A.D., 1976, Board of County Commissioners of the County of Mesa, Colorado.

Maxine Allard
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr. do hereby certify that the accompanying plat of Strawberry Acres, Filing Two, replat of part of lots 9 & 10, Block 2, Palomino Acres, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a survey of same.

James T. Patty Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S., 1973, 38-51-101-102, as amended.

Robert C. Head
Mesa County Surveyor

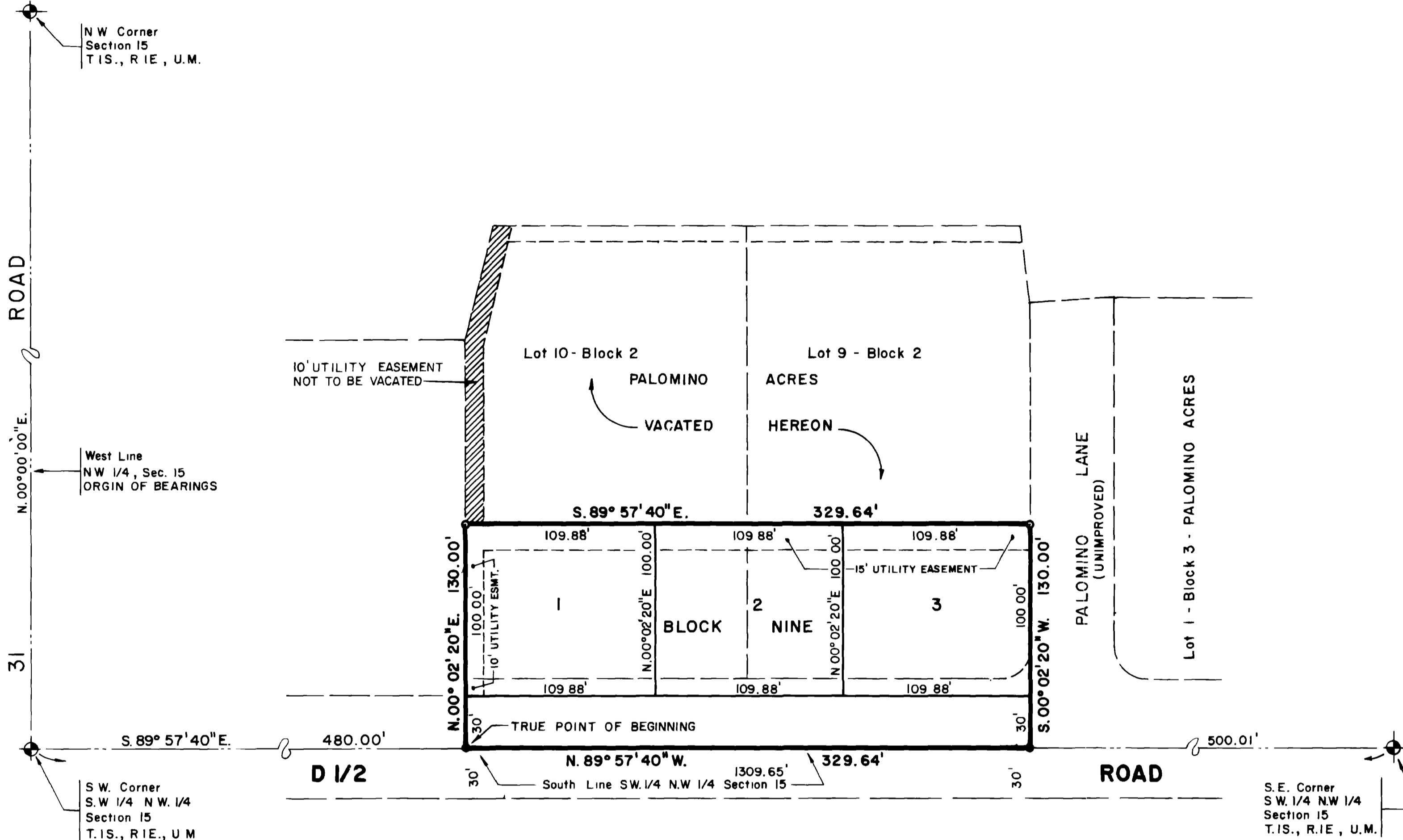
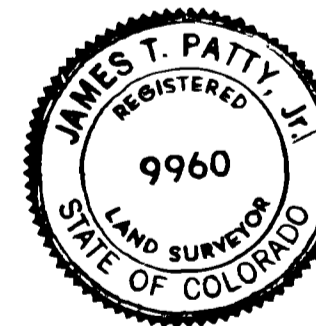
Date: 5-18-76

Jack B. ...
Mesa County Road Department

Date: 5-17-76

R. H. ...
Utilities Coordinating Committee

Date: 5-17-76



- ⊙ Indicates Mesa County Brass Cap
- ⊕ 5/8" Rebar and Monument Cap At All Lot Corners.
- ⊕ 5/8" Rebar and Monument Cap Set In Concrete
- ⊕ Indicates Nail In Pymt

The following signators join in the dedication shown hereon.

R. John Schroeder U.S. Bank of Grand Junction
R. John Schroeder, Vice President
STATE OF COLORADO)
) ss
COUNTY OF MESA)

Marie M. Warner
Marie M. Warner, Ast. Cashier

The foregoing instrument was acknowledged before me this 14th day of May, A.D. 1976 by R. John Schroeder, Vice President, and Marie M. Warner, Ast. Cashier of the U. S. Bank of Grand Junction.

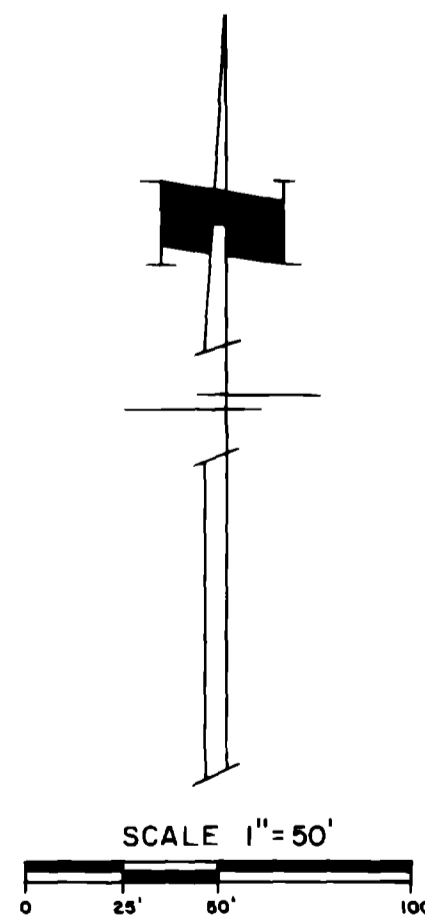
My commission expires: 8-27-77
Witness my hand and official seal.

Mildred L. Bartoo
Notary Public

VACATION STATEMENT

Due to the replating of parts of lots 9 and 10, in Block 2 of Palomino Acres, recorded in Plat Book 10 Page 57 of the records of the Mesa County Clerk and Recorder and at the request of the present owners of said lots 9 and 10 the owners also being the record owners of this plat, the aforementioned lots 9 and 10, Block 2 Palomino Acres by this plat are hereby ordered vacated this 17th day of May, A.D. 1976 by the Board of County Commissioners.

Maxine Allard
Chairman



STRAWBERRY ACRES, FILING NO. TWO

ROBERT P. GERLOFS

Engineering Consultants 552 MAIN ST GRAND JCT COLO 81501, PHONE 243-8988
MAR., 1976