

# VILLAGE EAST THIRD FILING

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, LLOYD E. UNFRED AND NANCY A. UNFRED, HUSBAND AND WIFE, AND ROBERT E. UNFRED AND BETTY M. UNFRED, HUSBAND AND WIFE 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 A POINT ON THE SOUTH LINE OF SAID SEC. 4 FROM WHENCE THE SOUTHWEST CORNER OF SAID SEC. 4 BEARS N89°58'00"W 645.00 FT; THENCE N00°11'40"W 1210.00 FT; THENCE N89°58'00"W 25.04 FT, THENCE N00°11'40"W 103.49 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 305.04 FT, THENCE S00°11'40"E 83.66 FT. TO A POINT ON THE ARC OF A CURVE TO THE LEFT FROM WHENCE THE RADIUS POINT THEREOF BEARS N89°48'20"E 20.00 FT, THENCE ALONG THE ARC OF SAID CURVE 31.70 FT. (SAID CURVE HAVING A CENTRAL ANGLE OF 90°47'20" AND A CHORD WHICH BEARS S45°35'20"E 28.48 FT.) TO THE BEGINNING OF THE CIRCUMFERENCE OF A CUL-DE-SAC, CURVING TO THE RIGHT, FROM WHENCE THE RADIUS POINT THEREOF BEARS S59°58'E 50.00 FT, THENCE ALONG SAID CIRCUMFERENCE 261.80 FT. (SAID CUL-DE-SAC HAVING A CENTRAL ANGLE OF 300°00'00" TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT FROM WHENCE THE RADIUS POINT THEREOF BEARS S00°02'W 20.00 FT, THENCE ALONG THE ARC OF SAID CURVE 31.50 FT. (SAID CURVE HAVING A CENTRAL ANGLE OF 90°13'40" AND A CHORD WHICH BEARS S44°55'10"W 28.34 FT.) TO THE POINT OF TANGENCY, THENCE S00°11'40"E 1139.92 FT. TO A POINT ON THE SOUTH LINE OF SAID SW<sup>4</sup>SW<sup>4</sup>, THENCE N89°58'00"W ALONG SAID LINE 280.00 FT. TO THE POINT OF BEGINNING; AND CONTAINING 8.79 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 THIRD 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 THE USE OF THE PUBLIC FOREVER AND HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITIES EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES AND CABLES; STORM AND SANITARY SEWER MAINS; WATER MAINS; GAS PIPE LINES AND THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS IRRIGATION EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION DITCHES, FLUMES AND CONDUITS;

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 NANCY A. UNFRED, HUSBAND AND WIFE, AND ROBERT E. UNFRED AND BETTY M. UNFRED, HUSBAND AND WIFE HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 11<sup>th</sup> DAY OF March, A.D., 1976.

BY Lloyd E. Unfred  
LLOYD E. UNFRED

BY Nancy A. Unfred  
NANCY A. UNFRED

BY Robert E. Unfred  
ROBERT E. UNFRED

BY Betty M. Unfred  
BETTY M. UNFRED

STATE OF COLORADO)

)SS.

COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF March, A.D., 1976, BY OWNERS LLOYD E. UNFRED AND NANCY A. UNFRED, HUSBAND AND WIFE, AND ROBERT E. UNFRED AND BETTY M. UNFRED, HUSBAND AND WIFE.

MY COMMISSION EXPIRES 2-7-77

WITNESS MY HAND AND OFFICIAL SEAL.

Marian S. Unfred  
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

)SS.

COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN BY OFFICE AT 3:45 O'CLOCK P.M., March 25, A.D., 1976, AND IS DULY RECORDED IN PLAT BOOK NO. 11, PAGE 191.

Earl Stinger  
CLERK AND RECORDER  
BY Jenny Hemmel  
DEPUTY

SEE \$10.00

BY Jacob D. Bowman DATE: 3-15-76  
MESA COUNTY ROAD DEPT.

BY H. H. Blum DATE: 3-15-76  
UTILITIES COORDINATING COMMITTEE

VILLAGE EAST  
THIRD FILING

BY  
MUSGROVE SURVEYING  
DECEMBER 24, 1975  
FILE: 72-10-06

