

POND'S ORCHARD SUBDIVISION FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, First National Bank-North, Dove Platt, Vice President and Frank W. Pond and Anita H. Pond, known as husband and wife, and J. Lehman Pond and Mary A. Pond, known as husband and wife, are the Owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the East Half (E1/2) Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat thereof, said tract being more specifically described as follows:

Commencing at the Northeast Corner (NECor) of said Section 16; Thence South 00°00'00" West along the East line Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 16 a distance of 655.03 feet to the True Point of Beginning; Thence continuing South 00°00'00" West along said East line Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of Section 16 a distance of 664.58 feet to the Southeast Corner (SECor) Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 16; Thence South 89°49'10" West along the South line Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 16 a distance of 660.34 feet to the Southwest Corner (SWCor) East Half (E1/2) Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 16; Thence North 00°01'40" West along the West line East Half (E1/2) Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of said Section 16 a distance of 147.57 feet to the Southwest Corner (SWCor) of Pond's Orchard Subdivision Filing No. Two. Thence along said Pond's Orchard Subdivision Filing No. Two by the following four (4) courses and distances: North 89°59'16" East 108.55 feet; Thence along the arc of a curve to the left whose radius is 70.00 feet and whose long chord bears South 52°58'18" East 84.41 feet; North 89°49'10" East 85.82 feet; North 00°00'12" East 569.63 feet, Thence North 90°00'00" East 106.21 feet; Thence along the arc of a 50' radius curve to the right 261.80 feet, the chord of which bears North 90°00'00" East 50.00 feet, Thence North 90°00'00" East 242.40 feet to the True Point of Beginning.

Said tract of land contains 7.01 acres.

That the said Owners have caused the real property to be laid out and surveyed as POND'S ORCHARD SUBDIVISION, FILING NO. THREE, 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 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 expense of 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 by the County of Mesa.

In witness whereof, said Frank W. Pond and Anita H. Pond, known as husband and wife, and J. Lehman Pond and Mary A. Pond, known as husband and wife, have caused their names to be hereunto subscribed this day of 6-23-75, A.D., 1975.

Frank W. Pond Frank W. Pond, Husband
Anita H. Pond Anita H. Pond, Wife
J. Lehman Pond J. Lehman Pond, Husband
Mary A. Pond Mary A. Pond, Wife
First National Bank-North, Dove Platt Vice President

STATE OF COLORADO } ss The foregoing instrument was acknowledged before me this 23rd day of June, A.D., 1975 by Frank W. Pond, Husband, and Anita H. Pond, Wife, and J. Lehman Pond, Husband, and Mary A. Pond, Wife., First National Bank-North, Dove Platt, Vice President
COUNTY OF MESA }
My commission expires My Commission expires Nov. 15, 1977
Witness my hand and official seal. Dave Platt
Notary Public

CLERK AND RECORDER'S CERTIFICATE 1096663
STATE OF COLORADO } ss I hereby certify that this instrument was filed in my office at 10:52 o'clock A.M. Nov 3, A.D., 1975 and is duly recorded in plat book no. 11 Page No. 171.
COUNTY OF MESA }
Rosal Anderson Clerk and Recorder Debra Ann Deputy Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 14th day of October, A.D., 1975. County Planning Commission of the County of Mesa, Colorado.
John W. Anderson Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 20th day of Oct, A.D., 1975. Board of County Commissioners of the County of Mesa, Colorado.
Lawrence Robert Chairman

CERTIFICATE OF VACATION
Due to the convenience and access needs of the public being adequately served by the planning of land and public rights-of-way, the vacation of fractional parts of previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.
Approved this 20 day of Oct, A.D., 1975, by the Board of County Commissioners, County of Mesa, Colorado.
Lawrence Robert Chairman

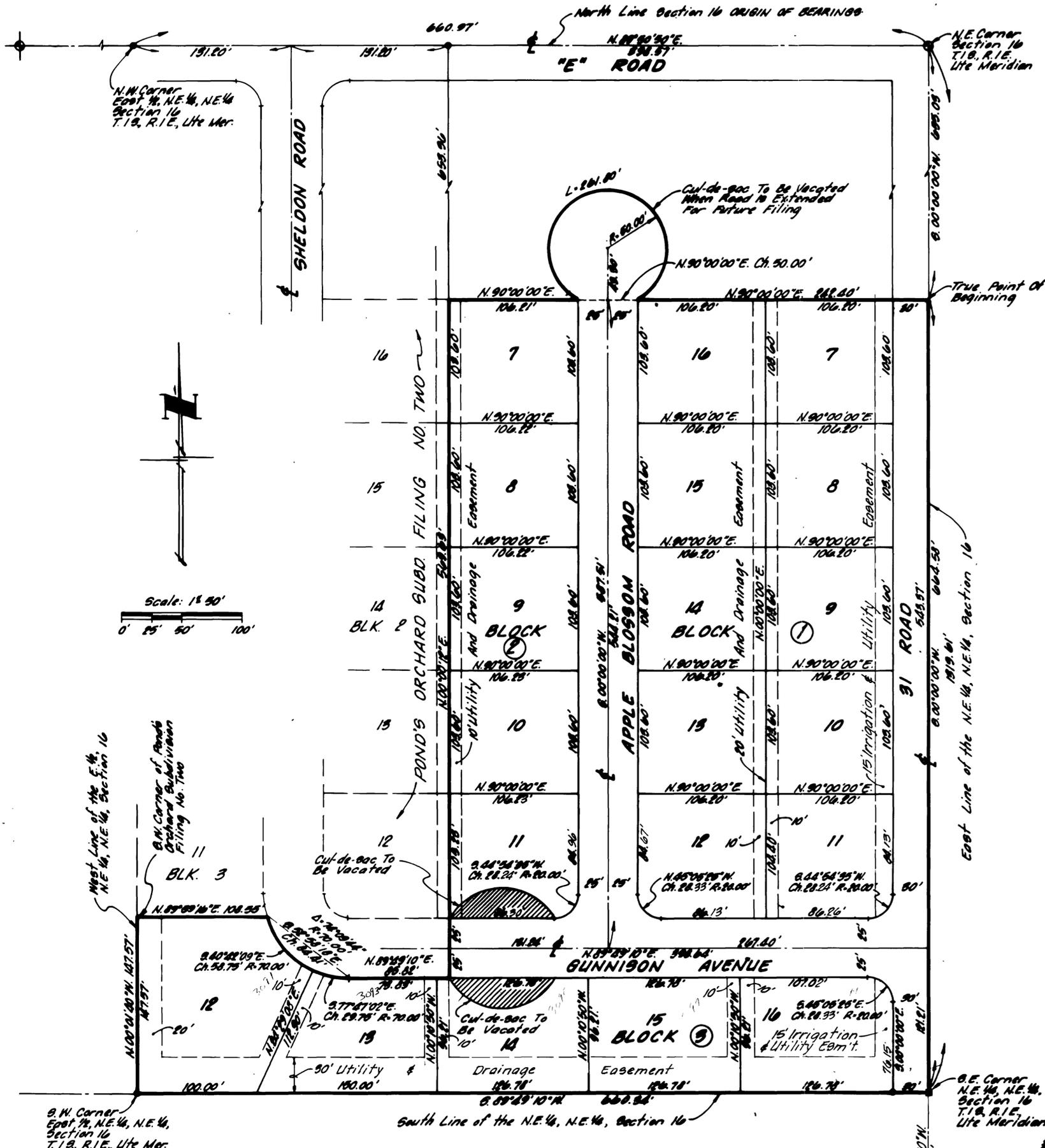
SURVEYOR'S CERTIFICATE
I, James T. Patty, Jr., do hereby certify that the accompanying plat, POND'S ORCHARD SUBDIVISION, FILING NO. THREE, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.
James T. Patty, Jr.
James T. Patty, Jr., Registered Land Surveyor
Colo. Reg. No. 9960

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

By Rosal Anderson Mesa County Surveyor Date: 10/21/75
John W. Anderson Date: 10/21/75
Mesa County Road Department
W. H. Robinson Date: 10/21/75
Utilities Coordination Committee

POND'S ORCHARD SUBDIVISION
FILING NO. THREE

PREPARED BY:
NELSON, HALEY, PATTERSON & QUIRK, INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO
JUNE, 1975



TOTAL NO. OF LOTS-----20
 TOTAL ACRES-----7.01
 TOTAL ACRES IN LOTS-----5.99
 TOTAL ACRES IN STREETS-----1.02

- Indicates 1/2" Rebar And Monument Cap Set In Concrete By N.H.R.G.
- ◆ Indicates Mesa County Brass Cap
- ▲ 1/2" Rebar And Monument Cap Set At All Lot Corners
- Indicates Found #4 Rebar



East 1/4 Corner
Section 16, T.1S, R.1E.
Ute Meridian