

VILLAGE EAST SECOND 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 in the SW⁴ SW⁴ of Sec 4, T1S, R1E of the Ute Meridian, Mesa County, Colorado and more particularly described as follows: Commencing at the SW corner of said Sec 4, thence N00°11'40"W along the west line of said Sec 4 650.00 ft to the TRUE POINT OF BEGINNING, thence N00°11'40"W continuing along said Sec line 477.33 ft, thence N53°32'20"E 312.83 ft, thence S89°59'E along the north line of said SW⁴ SW⁴ 367.75 ft, thence S00°11'40"E 103.49 ft, thence S89°58'E 25.04 ft, thence S00°11'40"E 1210.00 ft to a point on the south line of said Sec 4, thence N89°58'W along said south line 165.00 ft, thence N00°11'40"W 550.00 ft, thence N89°58'W 165.00 ft, thence N00°11'40"W 100.00 ft, thence N89°58'W 315.00 ft to the TRUE 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 SECOND FILING, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all the streets & walkway 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 expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street 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 14 day of December, A.D. 1973.

By Lloyd E. Unfred
Owner's Name

By Robert E. Unfred
Owner's Name

State of Colorado)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 14 day of December, A.D. 1973, by owners Lloyd E Unfred and Robert E Unfred

My Commission expires Feb 7, 1977

Witness my hand and official seal

Marion S. Unfred
Notary Public

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

1060862

I hereby certify that this instrument was filed in my office at 4:28 o'clock P.M., JAN 22, A.D. 1974, and is duly recorded in Plat Book No 11, Page 96

Conrad M. Dunston
Clerk and Recorder

By _____
Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

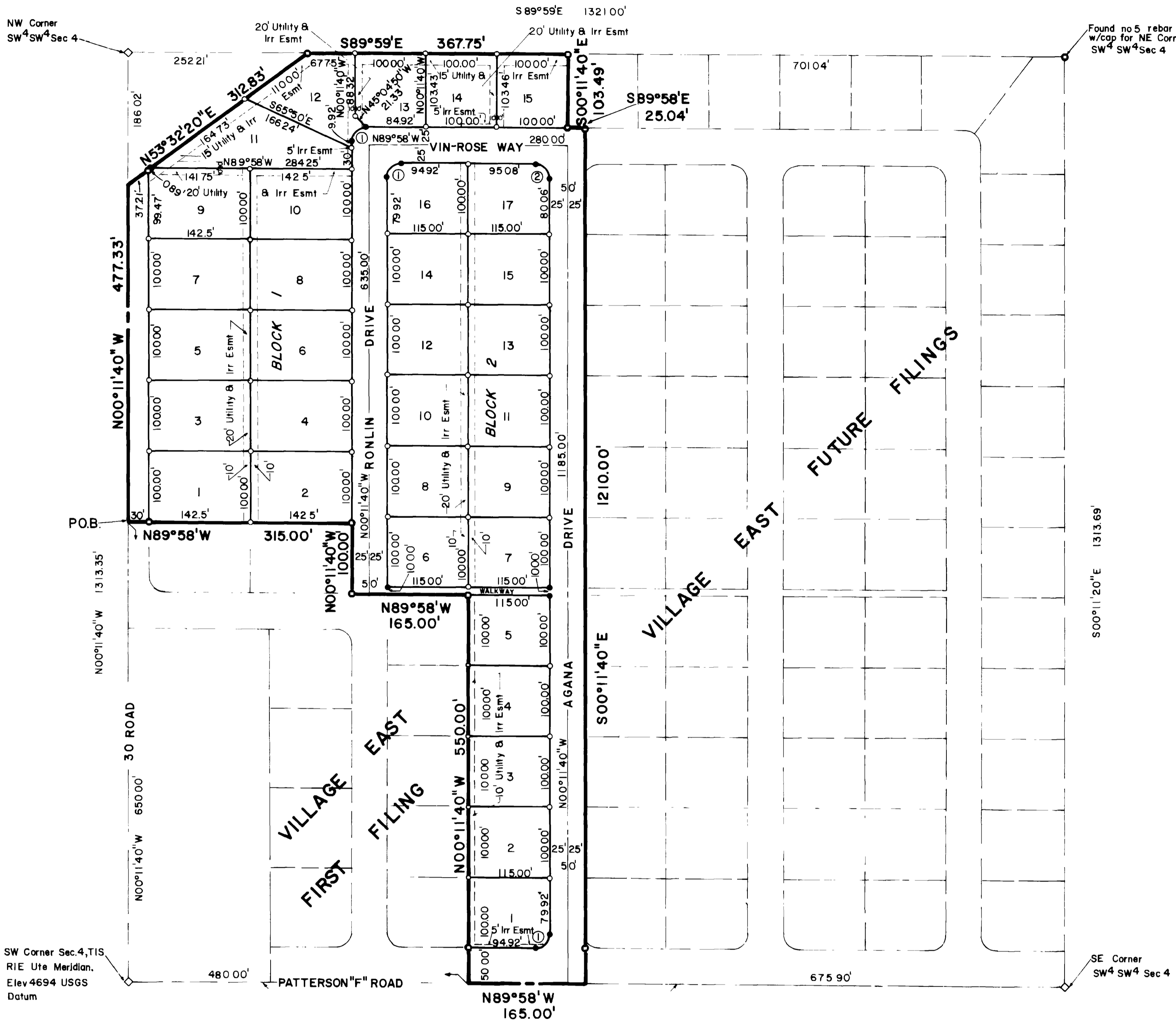
Approved this 18 day of January, A.D. 1974 County Planning Commission of the County of Mesa, Colorado

By James E. Clufford
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 21st day of January, A.D. 1974 Board of County Commissioners of the County of Mesa, Colorado

By Jack Hadlow
Chairman



Origin of Bearings, from Keech Subdivision
N 89°58' W 1320.90'

- LEGEND
- ◇ Found M.C.S.M.
 - Block Monument, set no.5 rebar 36" long w/alloy cap
 - Lot Corner, set no.5 rebar 24" long w/alloy cap
 - Perimeter Monument, set no.5 rebar 36" long w/alloy cap, in concrete

Curve no	CURVE DATA			Tangent ft	Arc Length ft
	Radius ft	Central Angle deg min sec			
①	2000	90° 13' 40"	20.08'	31.50'	
②	20.00	89° 46' 20"	19.92'	31.34'	

AREA SUMMARY			
	Area, ac.	%	No
Lots	9.07	75.96	32
Roads	2.82	23.62	
Walkway	0.05	0.42	
Total	11.94	100.00	

COUNTY SURVEYORS' CERTIFICATE

Approved for content and form only and not to the accuracy of surveys, calculations or drafting Pursuant to CRS 1963, 136-2-2 as amended

By Robert C. Head Date 1-21-74
Mesa County Surveyor

By Ernest W. Seane Date 1-18-74
Mesa County Road Dept

By Walter T. Musgrove Date 1-18-74
Utilities Coordinating Committee

ENGINEER'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of VILLAGE EAST SECOND 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. Musgrove
Registered Land Surveyor, LS 10386



VILLAGE EAST
SECOND FILING
A SUBDIVISION IN MESA COUNTY, COLORADO

FOR
(OWNERS & SUBDIVIDERS)
LLOYD E. UNFRED
579 KIRBY LANE
GRAND JUNCTION, COLO

ROBERT E. UNFRED
607 RONLIN DRIVE
GRAND JUNCTION, COLO

BY
MUSGROVE SURVEYING
656 31 ROAD
GRAND JUNCTION, COLO
81501

PHONE
303-434-7089

FILE 72-10-06

DEC 13, 1973