



POND'S ORCHARD SUBDIVISION - FILING No. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS,

That the undersigned Frank W. Pond and J. Lehman Pond are the owners and that First National Bank-North in Grand Junction are the holders of the deed of trust of the real property situated in the County of Mesa, State of Colorado, and lying in a part of the 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, Township 1 South, Range 1 East, of the Ute Meridian and considering the North line of said Section 16 to bear South 89°50'50" West with all other bearings contained herein relative thereto; Thence South 89°50'50" West along said North Line of Section 16 a distance of 398.57 feet, Thence South 00°00'12" West, 549.89 feet to the True Point of Beginning; Thence continuing South 00°00'12" West, 623.70 feet, Thence along the arc of a 50 foot radius curve to the right 261.80 feet the chord of which bears South 00°10'50" East, 50.00 feet, Thence South 89°49'10" West, 85.82 feet; Thence along the arc of a circular curve to the right and whose radius is 70.00 feet and whose long chord bears North 53°02'08" West, 84.54 feet, Thence South 89°59'16" West, 108.55 feet to a point on the West Line of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 16; Thence North 00°01'40" West along the said West Line of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section 16 a distance of 623.10 feet, Thence North 89°59'16" East, 262.10 feet to the True Point of Beginning.

Said tract of land contains 4.08 acres.

That the said Owners have caused the real property to be laid out and surveyed as POND'S ORCHARD SUBDIVISION, FILING NO. 2, 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, J. Lehman Pond and First National Bank-North in Grand Junction have caused their names to be hereunto subscribed and their seals hereto this 30th day of January, A.D., 1974

Frank W. Pond
Frank W. Pond

J. Lehman Pond
J. Lehman Pond

Dave Flatt
Dave Flatt, Vice Pres.

Ronald W. Sherwood
Ronald W. Sherwood, Cashier

First National Bank-North in Grand Junction



STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 30th day of January, A.D., 1974 by Frank W. Pond, J. Lehman Pond, Dave Flatt, Vice President and Ronald W. Sherwood, Cashier, of First National Bank-North in Grand Junction.

My commission Expires June 15, 1974

Witness my hand and official seal.

Alan E. Smith
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:40 o'clock A.M., APR 1, 99, A.D., 1974 and is duly recorded in plat Book No 11, Page No 99

Annice M. Dunston
Clerk and Recorder

Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7 day of FEBRUARY, A.D., 1974. County Planning Commission of the County of Mesa, Colorado

James E. Hafford
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11th day of February, A.D., 1974. Board of County Commissioners of the County of Mesa, Colorado

Jack Wadlow
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 11th day of February, A.D., 1974, by the Board of County Commissioners, County of Mesa, Colorado

Jack Wadlow
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat, POND'S ORCHARD SUBDIVISION, FILING NO. 2, 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
Colorado Registration Number 9960

Approved for content and form only and not the accuracy of surveys, calculation or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended

By Ann C. Head Date 2-1-74
Mesa County Surveyor
Ernest H. Green Date 2-11-74
Mesa County Road Department
W. B. Landwehr Date 2-8-74
Utilities Coordination Committee

POND'S ORCHARD SUBDIVISION
FILING NO. TWO

PREPARED BY:
NELSON HALEY PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO NOV., 1973