

VILLAGE EAST FIRST 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. 4 500.00 ft. to the TRUE POINT OF BEGINNING; thence N00°11'40"W continuing along said Sec. line 150.00 ft; thence S89°58'E 315.00 ft; thence S00°11'40"E 100.00 ft; thence S89°58'E 175.00 ft; thence S00°11'40"E 550.00 ft. to a point on the south line of said Sec. 4; thence N89°58'W along said south line 290.00 ft; thence N00°11'40"W 500.00 ft; thence N89°58'W 200.00 ft. to the TRUE POINT OF BEGINNING; and containing 4.61 acres, more or less, as shown by the accompanying plat thereof.

That the said owners have caused the said real property to be layed out and surveyed as VILLAGE EAST First Filing, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all 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 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 27 day of February, 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 27 day of February, A.D., 1973, by owners Lloyd E. Unfred and Robert E. Unfred.

My Commission expires 10-18-75

Witness my hand and official seal.

Dona B. Baker
Notary Public

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

1045201

I hereby certify that this instrument was filed in my office at 10:10 o'clock A.M., Apr 24 A.D., 1973, and is duly recorded in Plat Book No. 11, Page 76.

Annie M. Dunston
Clerk and Recorder

By _____
Deputy
Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of March, A.D., 1973. County Planning Commission of the County of Mesa, Colorado.

By William E. Rufford
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 19th day of March, A.D., 1973. Board of County Commissioners of the County of Mesa, Colorado.

By Luther T. Musgrove
Chairman

COUNTY SURVEYORS' CERTIFICATE

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

By Robert C. Head Date: 3/14/73
Mesa County Surveyor

By Robert A. Somers Date: 3-16-73
Mesa County Road Dept.

By W.M. Soland Date: 3-15-73
Utilities Coordinating Committee

ENGINEER'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of VILLAGE EAST First 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.

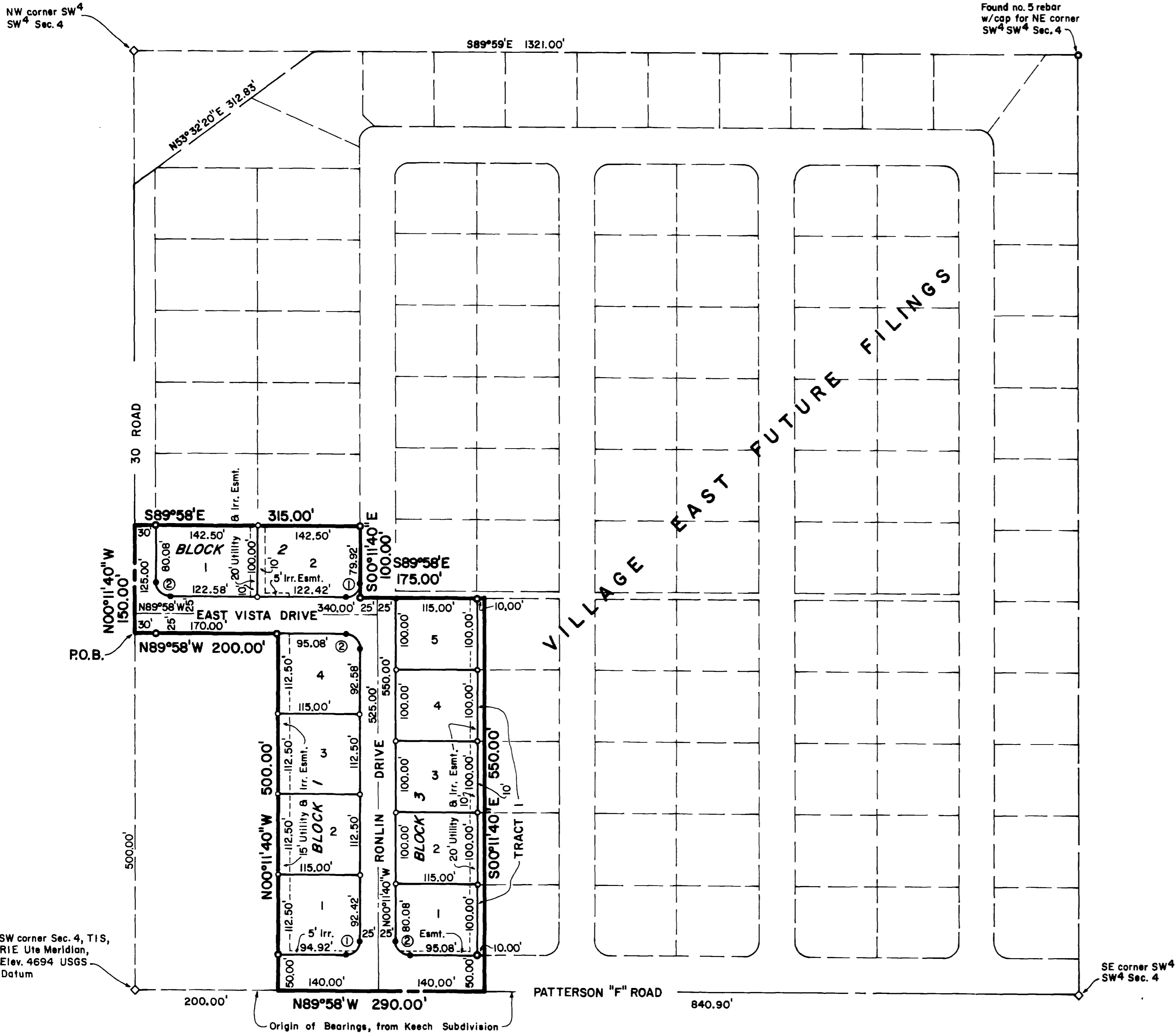
By Luther T. Musgrove
Registered Land Surveyor, L.S. 10386

VILLAGE EAST
FIRST FILING
A SUBDIVISION IN MESA COUNTY, COLORADO

FOR
(OWNERS & SUBDIVIDERS)
LLOYD E. UNFRED ROBERT E. UNFRED
579 KIRBY LANE 580 KIRBY LANE
GRAND JUNCTION, COLO. GRAND JUNCTION, COLO.

BY
MUSGROVE
SURVEYING & ENGINEERING

656 31 ROAD
GRAND JUNCTION, COLO. 81501
PHONE: 303-434-7089
FILE: 72-10-06
FEB. 26, 1973



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.	Radius ft.	Central Angle deg. min. sec.	Tangent ft.	Arc Length ft.
①	20.00	90°13'40"	20.08	31.50
②	20.00	89°46'20"	19.92	31.34

AREA SUMMARY			
	Area, ac.	%	No.
Lots	3.16	68.55	11
Roads	1.34	29.07	
Tracts	0.11	2.38	1
Total	4.61	100.00	