

# POND'S ORCHARD SUBDIVISION

## FILING No. 1

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
 THAT THE UNDERSIGNED, FRANK W. POND AND J. LEHMAN POND ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING IN A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) 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 (NE COR) OF SAID SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN, THENCE NORTH 89°50'50" WEST ALONG THE NORTH LINE OF SAID SECTION 16 TO BEAR NORTH 89°50'50" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE UTE MERIDIAN, THENCE SOUTH 89°50'50" WEST ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 398.57 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 00°00'12" WEST A DISTANCE OF 549.89 FEET, THENCE SOUTH 89°59'16" WEST A DISTANCE OF 106.05 FEET, THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVED TO THE RIGHT 261.80 FEET THE CHORD OF WHICH BEARS SOUTH 89°59'16" WEST 50.00 FEET, THENCE SOUTH 89°59'16" WEST 106.05 FEET TO A POINT ON THE WEST LINE OF THE E 1/2 OF THE N E 1/4 OF SAID SECTION 16, THENCE NORTH 00°01'40" WEST ALONG THE SAID WEST LINE OF THE E 1/2 OF THE N E 1/4 OF SAID SECTION 16, THENCE NORTH 89°50'50" EAST ALONG SAID NORTH LINE OF SECTION 16 A DISTANCE OF 262.40 FEET TO THE TRUE POINT OF BEGINNING SAID TRACT OF LAND CONTAINS 3.3086 ACRES

THAT THE SAID OWNERS HAVE CAUSED THE REAL PROPERTY TO BE LAID OUT AND SURVEYED AS POND'S ORCHARD SUBDIVISION, FILING NO 1, 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 J. LEHMAN POND HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 16th DAY OF May A.D., 1972.

*Frank W. Pond*  
 FRANK W. POND  
*J. Lehman Pond*  
 J. LEHMAN POND

STATE OF COLORADO )  
 COUNTY OF MESA ) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May A.D., 1972, BY FRANK W. POND AND J. LEHMAN POND.  
 MY COMMISSION EXPIRES April 3, 1975  
 WITNESS MY HAND AND OFFICIAL SEAL. *Donald T. Wynn Jr.*  
 NOTARY PUBLIC

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) SS 1025929  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O'CLOCK A.M. JUNE 2 A.D., 1972, AND IS DULY RECORDED IN PLAT BOOK NO. 11, PAGE 57.  
*Ann M. Denton*  
 CLERK AND RECORDER DEPUTY FEES \$ 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 9th DAY OF May A.D., 1972.  
 COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.  
*William E. Puffer*  
 CHAIRMAN

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 31st DAY OF May A.D., 1972.  
 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.  
*Edwin E. Lamm*  
 CHAIRMAN

### SURVEYOR'S CERTIFICATE

I, JAMES T. PATTY, JR., DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT POND'S ORCHARD SUBDIVISION, FILING NO 1, 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 REG. NO. 9960

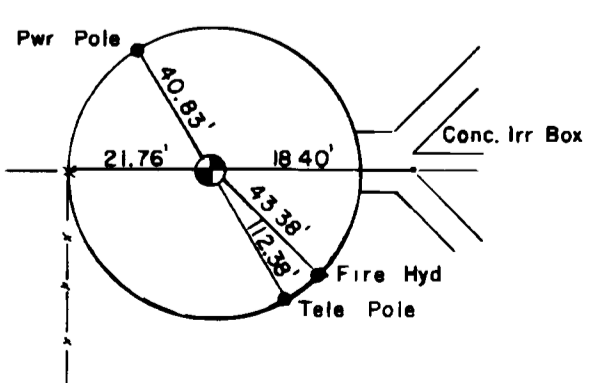
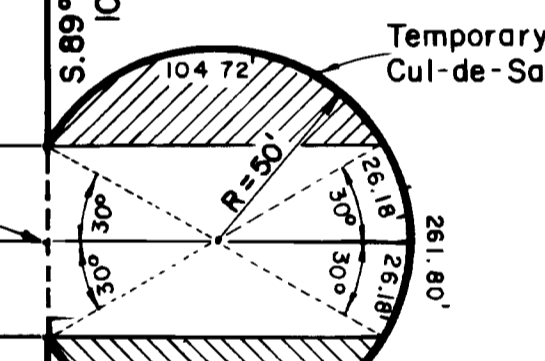
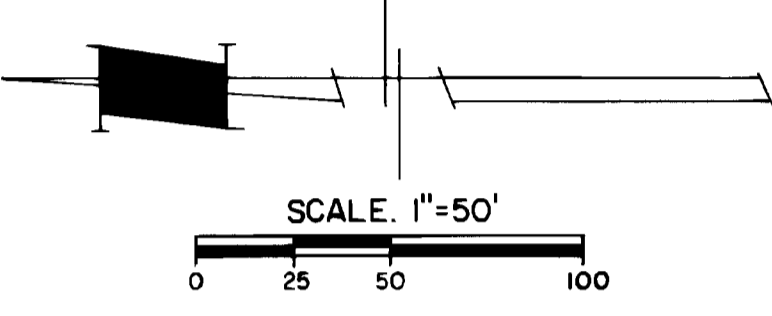
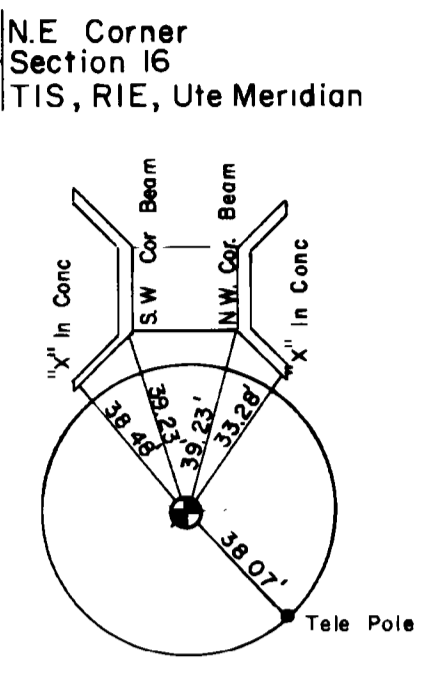
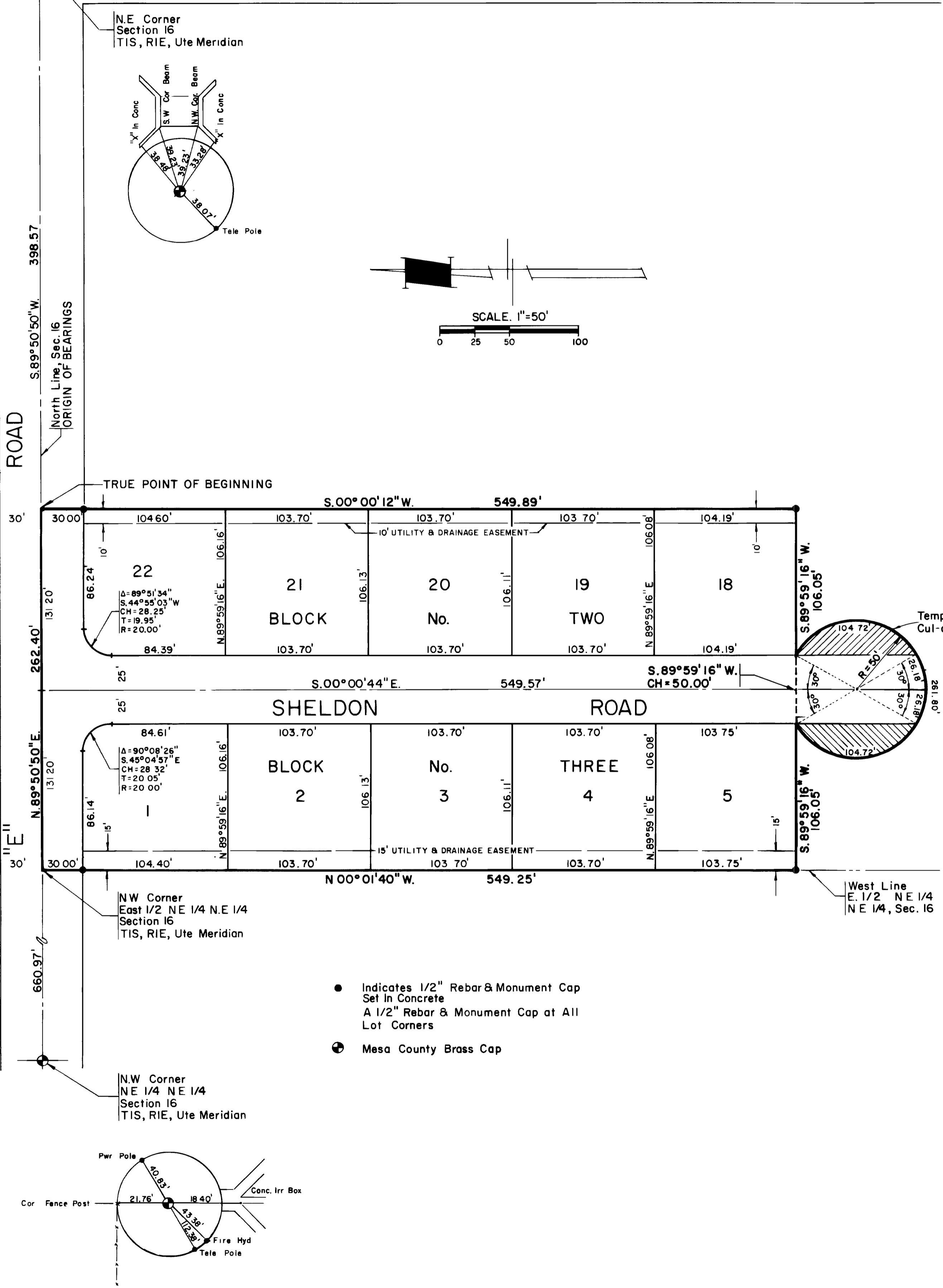
APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING. PURSUANT TO C.R.S. 1963, 136-2-2 AS AMENDED.

By: *P.C. Head* DATE: 5/22/72  
 MESA COUNTY SURVEYOR

*Robert J. Hansen* MESA COUNTY ROAD DEPT 5-15-72  
*John W. ...* UTILITIES COORDINATING COMMITTEE



31 ROAD



**POND'S ORCHARD SUBDIVISION**  
 FILING No. 1  
 Prepared By:  
 NELSON, HALEY, PATTERSON & QUIRK  
 ENGINEERING CONSULTANTS  
 GRAND JUNCTION, COLORADO MARCH 1972