

BLOSSOM HILLS ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED HAROLD W. BERLIN & DELLA L. BERLIN ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING IN THE NW 1/4 SEC 23 T11S R101W 6 PM. BEING A PART OF BOOK 806 PAGE 903 AND MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL A LOTS 1-4

COMMENCING AT THE NW COR SEC 23 T11S R101W 6 PM (MESA COUNTY BRASS CAP); THENCE S89°38'E 484.30 FT. ALONG THE NORTH LINE OF SEC 23; THENCE S0°29'W 571.8 FT. TO THE POINT OF BEGINNING; THENCE N89°49'E 192.00 FT.; THENCE N0°29'E 478.46 FT. TO THE SOUTH R.O.W. LINE COLD HIGHWAY 340, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1106 FT. A DISTANCE OF 198.25 FT. (CHORD BEARS N75°10'W 198.14 FT.); THENCE S0°29'W 529.88 FT. TO THE POINT OF BEGINNING, CONTAINING 2.23 ± ACRES

PARCEL B LOT 12

COMMENCING AT THE NW COR SEC 23 T11S R101W 6 PM. (MESA COUNTY BRASS CAP); THENCE S61°09'E 1200.38 FT. TO THE POINT OF BEGINNING; THENCE N0°29'E 245.15 FT. TO THE SOUTH R.O.W. LINE COLD HIGHWAY 340; THENCE ALONG A CURVE TO THE RIGHT, RADIUS OF 1106 FT. A DISTANCE OF 254.89 FT. (CHORD BEARS S40°25'29"E 254.32 FT.); THENCE S56°20'W 35.0 FT.; THENCE ALONG A CURVE TO THE RIGHT, RADIUS OF 1071 FT. A DISTANCE OF 116.06 FT. (CHORD BEARS S3°54'21"E 116.0 FT.); THENCE N66°01'W 164.22 FT.; THENCE S89°49'W 49.00 FT. TO THE POINT OF BEGINNING,

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BLOSSOM HILLS ESTATES, AND 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 OF IRRIGATION DITCHES, FLUMS AND CONDUITS

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER... NOT THE COUNTY OF MESA

IN WITNESS WHEREOF, SAID OWNERS, HAROLD W. BERLIN & DELLA L. BERLIN, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 8th DAY OF January A D 1971

BY Harold W. Berlin
HAROLD W. BERLIN
BY Della L. Berlin
DELLA L. BERLIN

STATE OF COLORADO } SS
COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF January A D 1971, BY HAROLD W. BERLIN & DELLA L. BERLIN.

MY COMMISSION EXPIRES April 3, 1971
WITNESS MY HAND AND OFFICIAL SEAL
Donald H. Pesman
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF MESA } 998930
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:30 O'CLOCK P M, JAN 8 A D, 1971 AND IS DULY RECORDED IN PLAT BOOK NO 11, PAGE 25
BY Annmarie M. Dunston
CLERK AND RECORDER
DEPUTY
FEES \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 8th DAY OF Sept A D, 1971
COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.
BY Jimmy R. Simpson
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 14th DAY OF Sept A D, 1971
BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.
BY Thomas J. Vukobrat
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, GERARD H. PESMAN, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF BLOSSOM HILLS ESTATES, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY SUPERVISION, AND REPRESENTS A FIELD SURVEY OF SAME.

BY Gerard H. Pesman
COLORADO REG. PROF. ENGR. & LAND SURVEYOR 2376

COUNTY SURVEYOR'S CERTIFICATE

APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING PURSUANT TO C.R.S. 1963, 136-22 AS AMENDED.

BY Robert C. Head
MESA COUNTY SURVEYOR
DATE 9/8/70

SURVEY ENGR'S INC
PLAT OF
BLOSSOM HILLS ESTATES
MESA COUNTY COLO.
SURVEYED BY MEM DRAWN BY MEM CKD BY SHF
701 NO. 17TH GRAND JCT. COLO. DWG 0223 9/2/70

LEGEND & NOTES:

- FOUND MESA COUNTY BRASS CAP
- FOUND HIGHWAY R.O.W. MON
- SET 5x20 RE-ROD W/STAMPED PLASTIC CAP
- ⊕ POWER POLE
- ⊕ SET RD HD
- ⊕ SET STEEL FENCE POST
- ⊕ FENCE POST & FENCE LINE
- ⊕ CALLS FROM RECORD

SURVEY ORIENTED W/ FOUND MONS
BEARINGS ORIENTED W/ S89°38'E ALONG NORTH LINE SEC 23

NOTE: IT IS SURVEY ENGR'S INC OPINION THAT THE RECORD CALL N89°38'E ALONG THE NORTH LINE OF SEC 23 IS IN ERROR AND SHOULD HAVE BEEN S89°38'E AS SHOWN BY CALL IN BK 408 PG 379. BASED ON THIS BEARING THE RECORD DESCRIPTIONS SEEM TO FIT TOGETHER & WILL FIT FIELD EVIDENCE. THIS IS QUALIFIED BY THE FACT THAT THE ORIGINAL GLO PLAT HAD A BEARING OF S89°38'E, THE TRACT OF LAND DESCRIBED IN BK 408 PG 379 WHICH WAS ONE OF THE EARLIER TRACTS TO BE SOLD IN THE AREA CALLED FOR S89°38'E AND THE SOLAR OBSERVATIONS MADE BY US SHOW THE BEARING TO BE S89°54'E ALONG THE NORTH LINE OF SEC 23 AS MONUMENTED BY MESA COUNTY BRASS CAPS.

