

NW Cor Sec. 23 ORIGIN OF BEARING N 89° 38' E N 1/4 Cor. Sec. 23

RAINBOW RANCH SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENT

That the undersigned, George R. Schnell, Betty V. Schnell, Robert E. Smith, Joanne H. Smith, Ronald R. Scribner and Carolyn R. Scribner are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the North West 1/4 of Section 23 Township 11 South, Range 101 West of the 6th P.M., as shown by the accompanying plat thereof said tract being more specifically described by metes and bounds as follows:

Beginning at a point on the South Right of Way of Colorado NO. 340 from whence the NW Corner of Section 23, T11S, R101W of the 6th P.M. bears N 47° 57' W 2,891.24 feet, thence S 30° 03' W 228.69 feet, thence N 53° 11' W 200.0 feet, thence S 30° 03' W 280.35 feet, thence N 82° 07' W 715.52 feet, thence N 08° 17' E 207.22 feet, thence N 24° 27' W 656.55 feet, thence N 54° 34' E 180.0 feet, thence S 58° 09' E 535.24 feet, thence N 61° 29' E 290.4 feet to the South Right of Way of Colorado Highway NO. 340, thence along the arc of a curve to the left, with a radius of 1498.9 feet 750.49 feet (the chord of which bears S 43° 17' E 742.68 feet) to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Rainbow Ranch Subdivision, 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 expenses for 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 the County of Mesa.

IN WITNESS WHEREOF, said owners George R. Schnell, Betty V. Schnell, Robert E. Smith, Joanne H. Smith, Ronald R. Scribner and Carolyn R. Scribner hereunto subscribed this 6th day of January, A.D., 1970

George R. Schnell
George R. Schnell
Betty V. Schnell
Betty V. Schnell
Robert E. Smith
Robert E. Smith
Joanne H. Smith
Joanne H. Smith
Ronald R. Scribner
Ronald R. Scribner
Carolyn R. Scribner
Carolyn R. Scribner

STATE OF COLORADO } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 6th day of January, A.D., 1970, by George R. Schnell, Betty V. Schnell, Robert E. Smith, Joanne H. Smith, Ronald R. Scribner and Carolyn R. Scribner.

My Commission expires November 18, 1973
Witness my hand and official seal.

John C. Shepherd
Notary Public



982732 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:40 o'clock P. M., Jan 19, A.D., 1970, and is duly recorded in Plat Book No. 11, Page 7.

Annis M. Dunston
Clerk and Recorder

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of January, A.D., 1970.
County Planning Commission of the County of Mesa, Colorado

By *James R. Smoyer*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 19th day of JAN., A.D., 1970.
Board of County Commissioners of the County of Mesa, Colorado.

By *James R. Smoyer*
Chairman

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of Rainbow Ranch Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same

By *J. Boyd Peterson*
Registered Land Surveyor

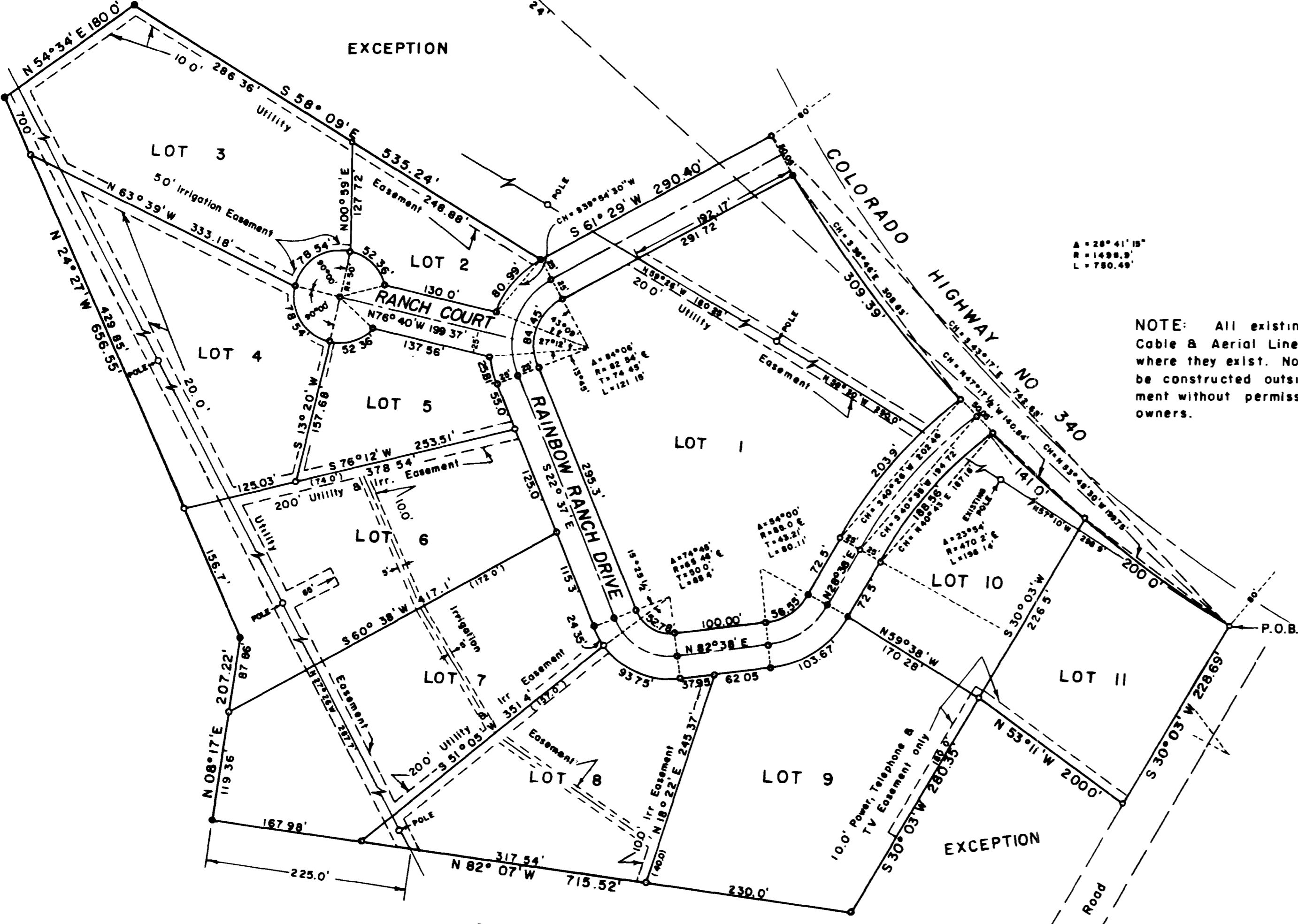


VACATION STATEMENT

All existing public rights-of-way which are not shown on this plat of Rainbow Ranch Subdivision are hereby vacated.

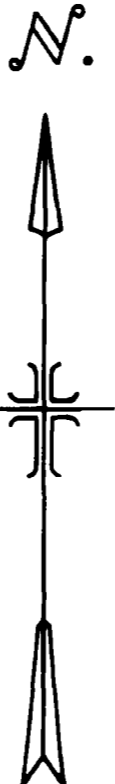
Approved this 19th day of JAN. A.D. 1970, by the board of County Commissioners, County of Mesa, State of Colorado.

By *James R. Smoyer*
Chairman



A = 28° 41' 19"
B = 148° 21' 9"
L = 780.49'

NOTE: All existing Poles, Buried Cable & Aerial Lines may be maintained where they exist. No added Utilities may be constructed outside of existing easement without permission from the land owners.



SCALE: 1" = 100'

LEGEND
5 Rebar
5 Rebar set in concrete

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 *James R. Smoyer* Date 1/15/70
Mesa County Surveyor

WESTERN ENGINEERS, INC
PLAT OF
RAINBOW RANCH SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED J.R.A. DRAWN C.J.A. TRACED S.L.A.
GRAND JUNCTION, COLO. DWG 1-518-2 12/17/69