

UNFRED SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, Robert E. Unfred and Betty M. Unfred are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the NW 1/4 Section 9, Township 1 South, Range 1 East of the Ute Meridian, as shown by the accompanying plat thereof: said tract being more specifically described by metes and bounds as follows:

Beginning at a point which bears South 570.0 feet from the North 1/4 Corner of Section 9, T1S, R1E, of the Ute Meridian, thence South 724.0 feet to the Northerly Right-of-Way of Bookcliff Avenue, thence S 89°55'W 337.0 feet, thence along the East Boundary Line of Block 6, Grand Valley Subdivision, 2nd Addition, 724.5 feet, thence East 337.0 feet to the point of beginning.

That the said owners have caused the said real property to be layed out and surveyed as Unfred 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 gravelling or improvements shall be financed by the seller or purchaser --- not the County of Mesa.

IN WITNESS WHEREOF, said Robert E. Unfred and Betty M. Unfred have caused their names to be hereunto subscribed this 24th day of January, A.D., 1970

Robert E. Unfred
Robert E. Unfred
Betty M. Unfred
Betty M. Unfred

STATE OF COLORADO } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 24th day of January, A.D. 1970 by Robert E. Unfred and Betty M. Unfred
My Commission expires November 12, 1973
Witness my hand and official seal.

John C. Shepherd
Notary Public

984071
STATE OF COLORADO } ss.
COUNTY OF MESA }

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 9:50 o'clock A M. Feb 18 A.D., 1970, and is duly recorded in Plat Book No. 11, Page 10

Annie M. Tompkins
Clerk and Recorder

Fees \$ 10.00

By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 10th day of February, A.D., 1970
County Planning Commission of the County of Mesa, Colorado.

By *James R. Simpson*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 16th day of February, A.D., 1970
Board of County Commissioners of the County of Mesa, Colorado

By *Thomas J. Roberts*
Chairman

SURVEYOR'S CERTIFICATE

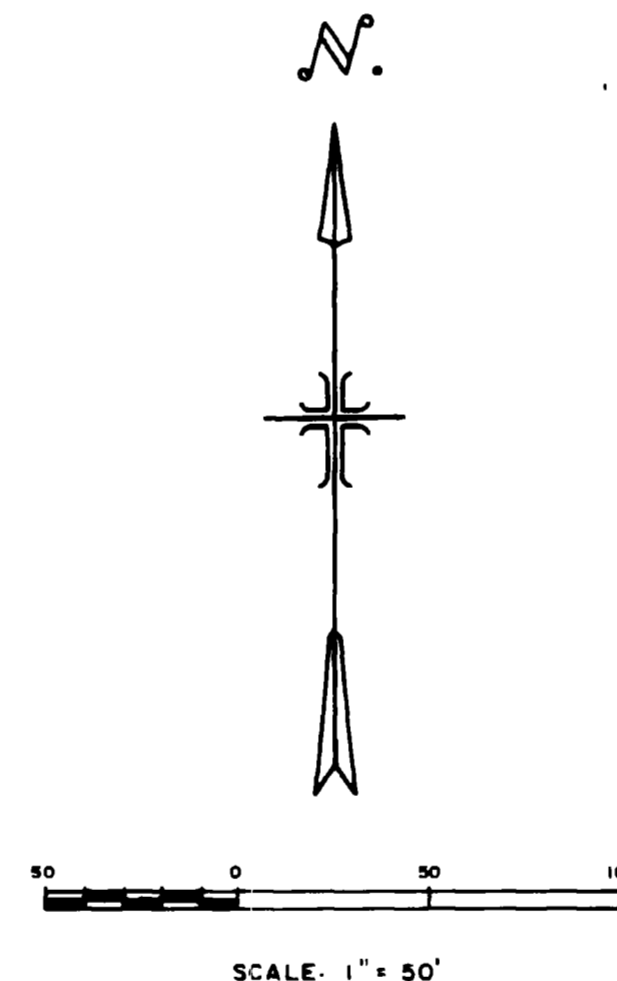
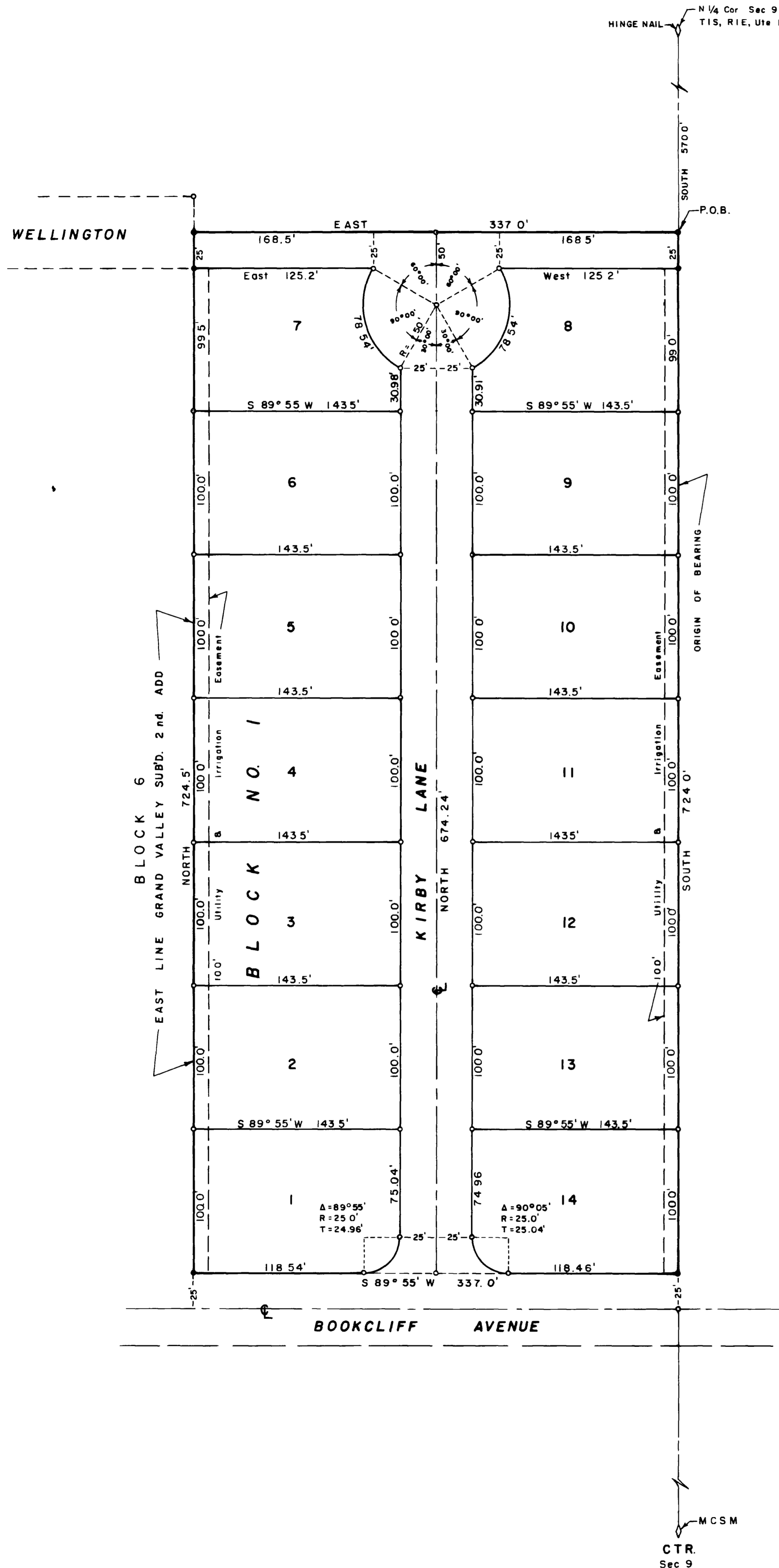
I, William F. Quinn do hereby certify that the accompanying plat of Unfred Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, and supervision and checking and accurately represents a field survey of same.

By *William F. Quinn*
Registered Land Surveyor

COUNTY SURVEYOR

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. Hood* Date 2/19/70
Mesa County Surveyor



LEGEND

- Steel pins
- Steel pins set in concrete

WESTERN ENGINEERS, INC.
PLAT OF
UNFRED SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED W.F.Q. DRAWN S.R.S. TRACED J.L.A.
GRAND JUNCTION, COLO. DWG. I-531-3 1/16/70