



CLAUSSEN SUBDIVISION FIRST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Verle E. Claussen and Barbara J. Claussen are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the Southeast 1/4 of 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 East 346.5 feet and South 475.0 feet from the Northwest corner of the SE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, thence East 123.5 feet, thence along the arc of a 50 ft radius curve to the left 157.08 feet, the chord of which bears South 100 feet, thence East 50.0 feet, thence North 30.0 feet, thence East 200.0 feet, thence South 468.86 feet to the Northerly right-of-way of a road right-of-way to Mesa County Colorado recorded in Book 9, Page 41, at the office of the Clerk and Recorder in Mesa County Colorado, thence along said Northerly right-of-way S 73°03'W 390.46 feet, thence North 652.69 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Claussen Subdivision, First Addition, 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 Verle E. Claussen and Barbara J. Claussen have caused their names to be hereunto subscribed this 20th day of February A. D. 1968

Verle E. Claussen
Verle E. Claussen
Barbara J. Claussen
Barbara J. Claussen

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 20th day of February A. D. 1968 by Verle E. Claussen and Barbara J. Claussen.

My Commission expires Feb. 29, 1969
Witness my hand and official seal.

Joe B. Francis
Notary Public

357000

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 9:40 o'clock A M July 19 A. D. 1968, and is duly record in Plat Book No. 10, Page 61.

Fees \$ 10.00

Arnie M. Dunston
Clerk and Recorder
By _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of March A. D., 1968
County Planning Commission of the County of Mesa, Colorado

Bill E. Jorgensen
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 8th day of July A. D. 1968
Board of County Commissioners of the County of Mesa, Colorado.

John E. Tamm
Chairman

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the plotting of land and public rights-of-way, the vacation of fractional parts of previously dedicated rights-of-way not within public rights-of-way dedicated by this plat are hereby ordered.

Approved this 8th day of July A. D. 1968.
Board of County Commissioners of the County of Mesa, Colorado

John E. Tamm
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville do hereby certify that the accompanying plat of Claussen Subdivision, First addition, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

Richard J. Mandeville
Registered Engineer & Land Surveyor

LEGEND

- ⊕ # 5 Rebar Set in Concrete
- ⊙ # 5 Rebar

Richard J. Mandeville
Registered Engineer & Land Surveyor

WESTERN ENGINEERS, INC.
PLAT OF
**CLAUSSEN SUBDIVISION
FIRST ADDITION**
MESA COUNTY, COLORADO

SURVEYED, D.P.C. DRAWN, S.C.C. TRACED, S.P.C.
GRAND JUNCTION, COLO. 1-361-4 2/19/68