

LEGEND

Steel pin

Steel pins set in concrete

EL CENTRAL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, owner Carl O Nixon is the owner of that real property situated in the county of Mesa, State of Colorado, and lying in SW I/4 of Sec. 9, Township I South, Range I East, Ute Meridian, as shown by the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows.

Beginning of a point which is East 991.5 feet from the West 1/4 Corner of Section 9, Township 1 South, Range 1 East, Ute Meridian, thence East 593.5 feet, thence South 759.0 feet, thence West 123.25 feet, thence South 200.0 feet, thence West 247.0 feet, thence along the arc of a 100.0 foot radius to the right (chord bears N 45°00'W 14142 feet) 157.08 feet, thence North 1000 feet, thence West 123.25 feet, thence North 7590 feet to the point of beginning That said owner has caused the sold real property to be laid out and surveyed as El Central Subdivision, a subdivision of a part of the County of Mesa;

That said owner does 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 owner Carl O Nixon has caused his name to be hereunto subscribed this 3.7 day of March _____, A D, 1965

By Carl O Mixon

STATE OF COLORADO) SS COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th, day of March, AD., 1965 by Carl O Nixon

My Commission expires <u>Jels. 23, 1969</u>

Witness my hand and official seal <u>fau B. Francia</u>

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS

891388

I hereby certify that this instrument was filled in my office at 11.15 o'clock 4 M, 4 M, 4 D, 1965. and is duly recorded in Plat Book No. 10 ,Page

801888

Fees \$ 10 00

Clerk and Recorder

Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of 4bril AD, 196 County Planning Commission of the County of Mesa, Colorado.

By Je oring Lowmon

FRUITVALE PLANNING DISTRICT

Approved this 18 day of Harri , A.D ,1965
Fruitvale Planning District in the County of Mesa, Colorado

By Proles W. Downing Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

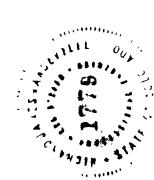
Approved this 19 day of _______, A.D., 196
Board of County Commissioners of the County of Mesa, Colorado

By Methy Jens

SURVEYOR'S CERTIFICATE

I, Richard J Mandeville do hereby certify that this plat was plotted from notes of a field survey made under my supervision on March 9,1965

By <u>Richard & Mandeille</u>
Registered Land Surveyor



3170

WESTERN ENGINEERS INC

EL CENTRAL

SUBDIVISION

GRAND JUNCTION COLORADO

SURVEYED O.A.B. DRAWN C.J.B. TRACED G.L.A

GRAND JCT.COLO Dwg No. 1-353-2 3/24/65