

CLAUSSEN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Verle E. Clausen and Barbara J. Clausen 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, said tract being more specifically described by metes and bounds as follows.

Beginning at a point which bears East 346.5 feet from the Northwest Corner of the Southeast 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, thence South 475.0 feet, thence East 123.5 feet, thence 157.08 feet along the arc of a 500 foot radius curve located West of the diameter which bears South 100.0 feet, thence East 50.0 feet, thence North 30.0 feet, thence East 120.0, thence North 545.0 feet, thence West 293.5 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as Clausen 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 easement 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. Clausen and Barbara J. Clausen have caused their names to be hereunto subscribed this 26th day of April A.D., 1965.

Verle E. Clausen
Verle E. Clausen
Barbara J. Clausen
Barbara J. Clausen

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 26th day of April A.D., 1965, by Verle E. Clausen and Barbara J. Clausen.

My Commission expires February 23, 1969
Witness my hand and official seal.

Joe P. Francis
Notary Public



CLERK AND RECORDER'S CERTIFICATE 894458

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at 9:45 o'clock A. M. on Jan. 11 A.D. 1965, and is duly recorded in Plat Book No. 10, Page 6

Fees \$10.00

Ann M. Dunston
Clerk and Recorder



COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of May, A.D., 1965.
County Planning Commission of the County of Mesa, Colorado

Marian Bassman
Chairman

FRUITVALE PLANNING DISTRICT

Approved this 11th day of May, A.D., 1965.
Fruitvale Planning District in the County of Mesa, Colorado.

Cliff Downing
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

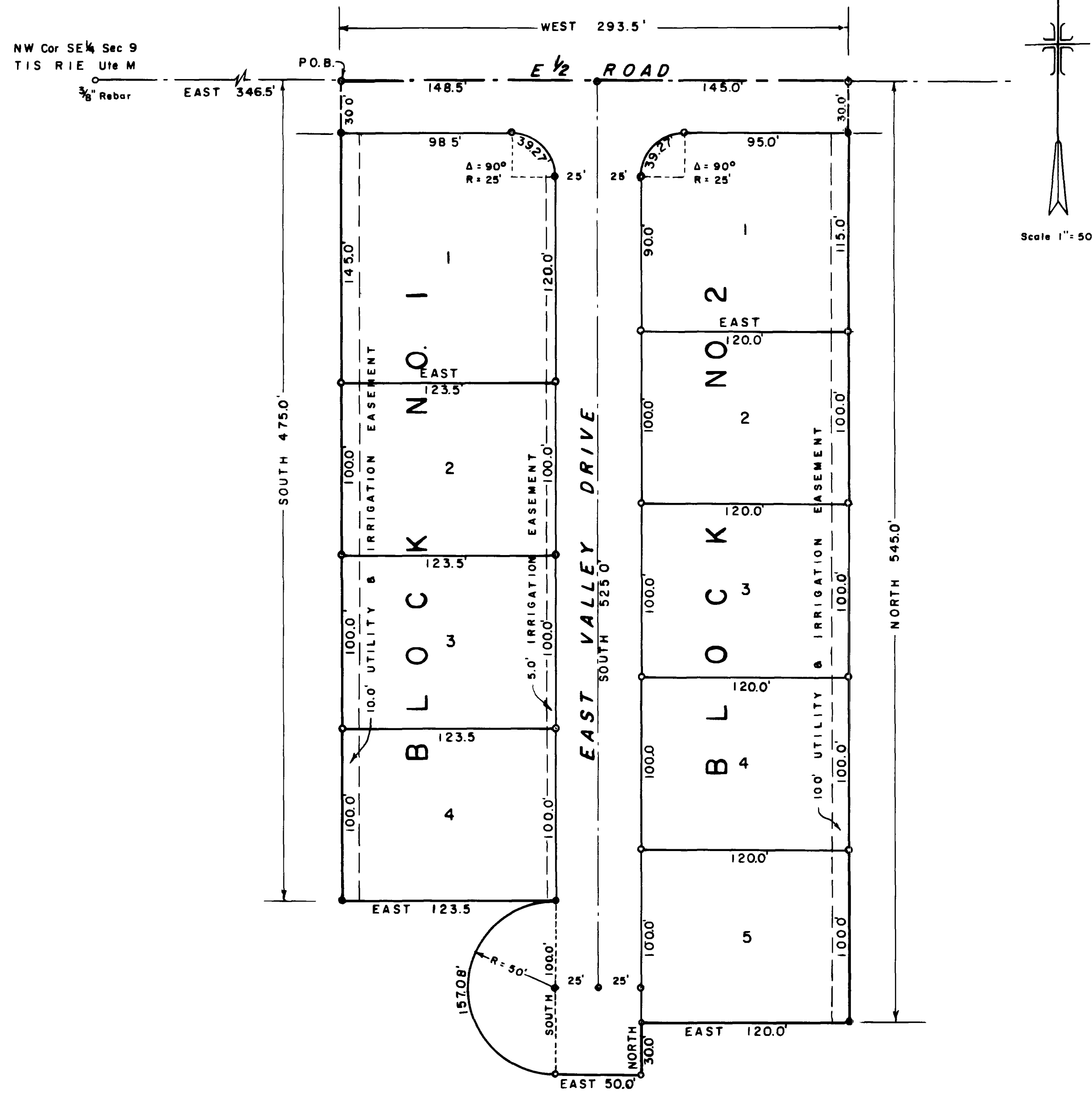
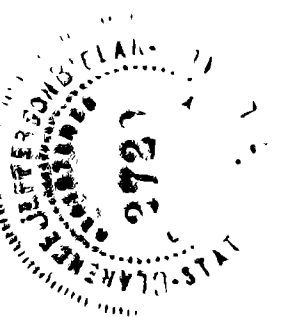
Approved this 28th day of May, A.D., 1965.
Board of County Commissioners of the County of Mesa, Colorado

Butler Jensen
Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak, do hereby certify that the accompanying plat of Clausen Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same

Clarence J. Bielak
Registered Land Surveyor



LEGEND

- Steel pins
- Steel pins set in concrete

WESTERN ENGINEERS, INC
PLAT OF
CLAUSSEN SUBDIVISION
MESA COUNTY, COLORADO

SURVEYED S.E.P. DRAWN C.J.B. TRACED S.E.P.
GRAND JUNCTION, COLO. DWG. 1-361-2 April 15, 1965