

# BLOSSOM HILLS ESTATES

## Filing No. 2

KNOW ALL MEN BY THESE PRESENTS:

### DEDICATION

That the undersigned Harold W. Berlin and Della L. Berlin are owners of that real property situated in the County of Mesa, State of Colorado, and lying in the Northwest Quarter (N.W. 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 11 South, Range 101 West of the 6th. P.M., and being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 and considering the North line of the Northwest Quarter (N.W. 1/4) of said Section 23 to bear South 89°38'00" East with all bearings contained herein relative thereto; Thence South 89°38'00" East along said North line of the Northwest Quarter (N.W. 1/4) of Section 23, 484.30 feet; Thence South 00°29'00" West, 47.92 feet to the Southerly Right-of-Way line of Colorado Highway 340; Thence along said Southerly Right-of-Way along a curve to the right whose radius is 1,106.00 feet and whose long chord bears South 75°10'00" East, 198.14 feet to the True Point of Beginning; Thence continuing along said Southerly Right-of-Way along said curve to the right whose radius is 1,106.00 feet and whose long chord bears South 58°27'00" East, 443.60 feet; Thence South 00°29'00" West, 245.15 feet; Thence South 89°49'00" West, 380.00 feet; Thence North 00°29'00" East, 478.46 feet to the True Point of Beginning.

Said tract of land contains 3.309 acres.

That the said owners have caused the said real property to be laid out and surveyed as Blossom Hills Estates, Filing No. 2, 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 installation and maintenance of irrigation ditches, flumes, and conduits.

That all expense of 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 by the county of Mesa.

IN WITNESS WHEREOF, said Harold W. Berlin and Della L. Berlin have caused their names to be hereunto subscribed this 10th day of February A.D., 1972.

*Harold W. Berlin*  
Harold W. Berlin

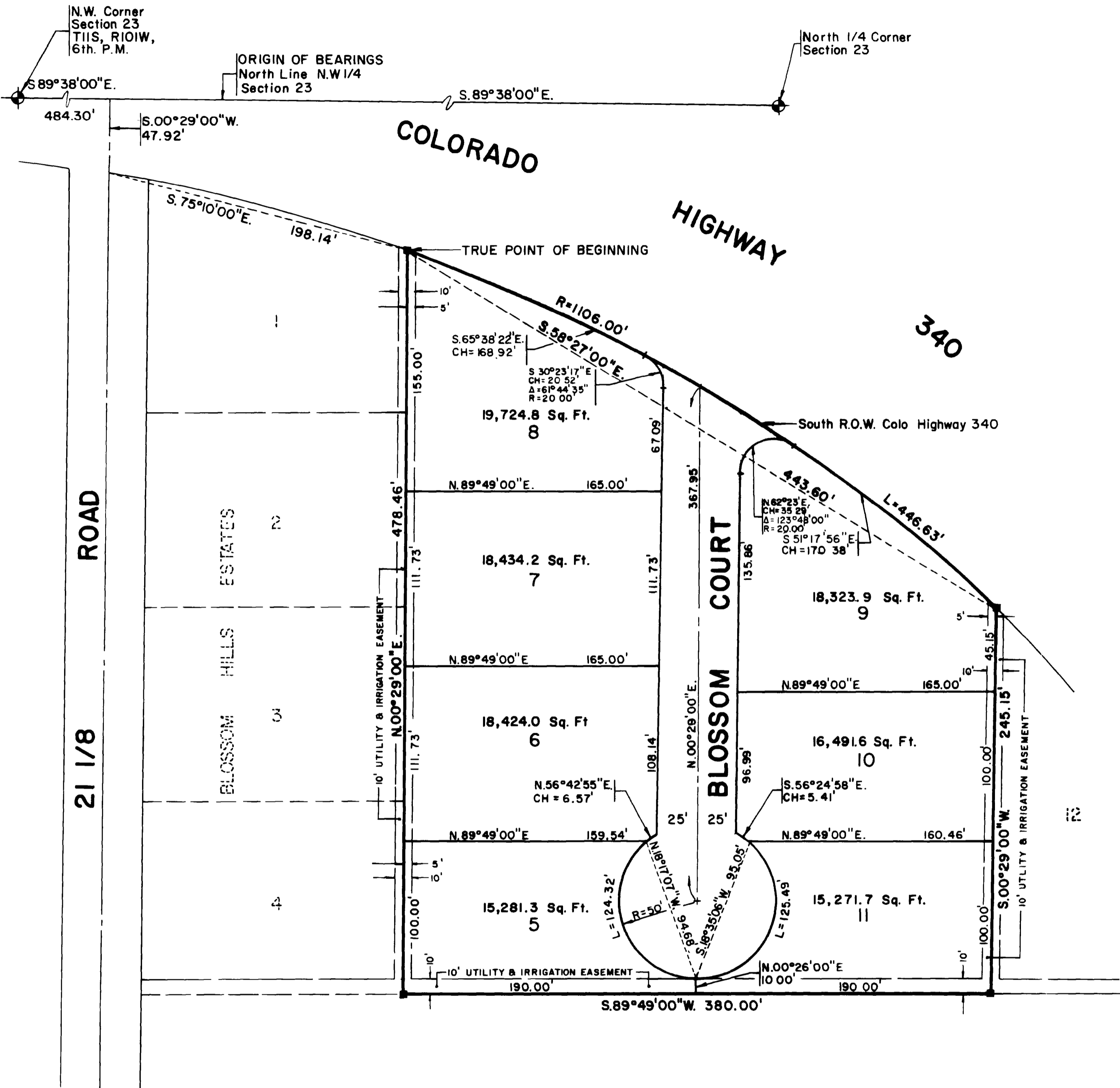
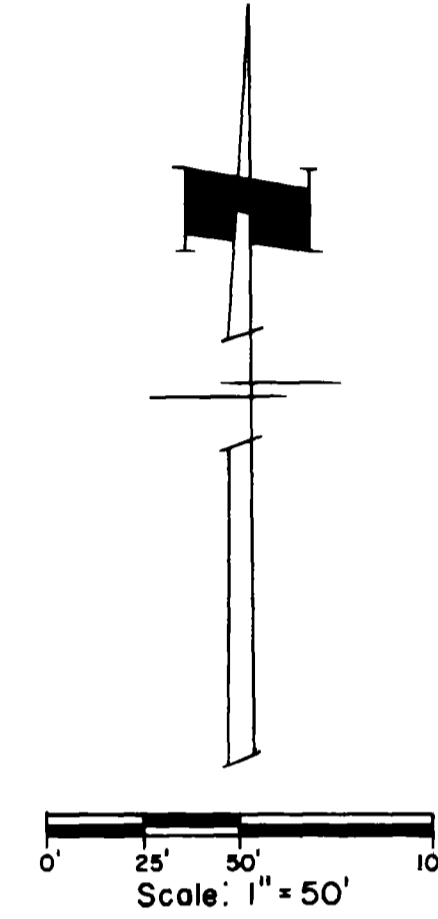
*Della L. Berlin*  
Della L. Berlin

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 10th day of February A.D., 1972 by Harold W. Berlin, and Della L. Berlin.

My commission expires April 5, 1975

Witness my hand and official seal *Donald J. Wynn, Jr.*  
Notary Public



- ┆ Indicates 1/2" Rebar and Monument Cap Set by N.H.P.Q
- Corners Set by Others in Concrete
- ⊕ Mesa County Brass Cap

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss 1020658

I hereby certify that this instrument was filed in my office at 9:58 o'clock A.M. Mar 8 A.D., 1972 and is duly recorded in Plat Book No. 11 Page 48

*Ann M. Dunston*  
Clerk and Recorder

Deputy

Fees \$ 10.00

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of February A.D., 1972.  
County Planning Commission of the County of Mesa, Colorado.

*William E. Stuffed*  
Chairman

### BOARD OF COUNTY COMMISSION CERTIFICATE

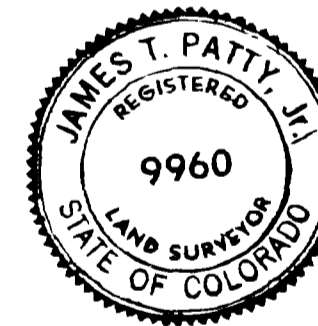
Approved this 29th day of February A.D., 1972  
Board of County Commissioners of the County of Mesa, Colorado.

*Edwin S. Lamm*  
Chairman

### SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Blossom Hills Estates, Filing No. 2, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Reg. No. 9960



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 *R. P. Head* Date 2/15/72  
Mesa County Surveyor

**BLOSSOM HILLS ESTATES**  
FILING No. 2  
Prepared By:  
NELSON, HALEY, PATTERSON & QUIRK  
ENGINEERING CONSULTANTS  
Grand Junction, Colorado Jan. 1972