

# COUNTRYSIDE VILLAGE SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned F. H. L. Enterprises, A Partnership, R. L. Lindstrom-Managing Partner are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of W 1/2 SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 East, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows;

Commencing at the Southwest Corner (S.W. Cor.) of the NE 1/4 of said Section 3; Thence N. 00° 00' 00" E along the West line of the SW 1/4 NE 1/4 of said Section 3 a distance of 290.40 feet to the TRUE POINT OF BEGINNING. Thence continuing N. 00° 00' 00" E along said West line SW 1/4 NE 1/4 Section 3 a distance of 520.10 feet; Thence S. 86° 07' 58" E 658.26 feet along the South right-of-way of the Government Highline Canal to a point on the East line W 1/2 SW 1/4 NE 1/4 of said Section 3; Thence S. 00° 01' 16" W along said East line W 1/2 SW 1/4 NE 1/4 of Section 3 a distance of 766.18 feet to the S. E. Corner W 1/2 SW 1/4 NE 1/4 of said Section 3; Thence N. 89° 59' 35" W along the South line NE 1/4 of said Section 3; a distance of 481.47 feet; Thence N. 00° 00' 00" E 290.40 feet; Thence N. 89° 59' 35" W 175.00 feet to the TRUE POINT OF BEGINNING. Containing 10.717 Acres.

That said owners have caused the said real property to be laid out and surveyed as Countryside Village Subdivision, a subdivision of a part of Mesa County, Colorado.

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 and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines and irrigation lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. The above utility easements are to be dedicated to the PUBLIC UTILITIES.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 18th day of February, A.D., 1978.

F. H. L. Enterprises, A Partnership

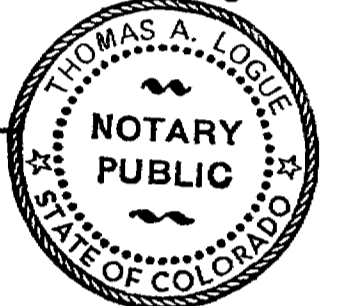
*R. L. Lindstrom*  
R. L. Lindstrom, Managing Partner

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 18th day of February, A. D., 1978 by R. L. Lindstrom-Managing Partner of F. H. L. Enterprises, A Partnership.

My Commission Expires: Aug. 9th 1981  
Witness My Hand and Official Seal.

*Thomas A. Apple*  
Notary Public



STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA )

CLERK AND RECORDERS CERTIFICATE  
1155562

I hereby certify that this instrument was filed in my office at 2:00 o'clock P. M., this 21 day of March, A. D., 1978 and duly recorded in Plat Book No. 11, Page 343.

*Earl Sawyer*  
Clerk and Recorder

Deputy Fees \$ 10.00

Approved this 20th day of MARCH, A. D., 1978. County Planning Commission of the County of Mesa, Colorado.

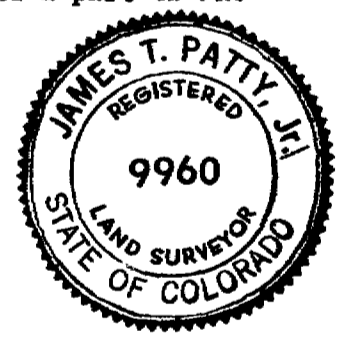
*Mary Buess*  
Chairman

Approved this 22nd day of MARCH, A.D., 1978, Board of County Commissioners of the County of Mesa, Colorado.

*Earl Sawyer*  
Chairman

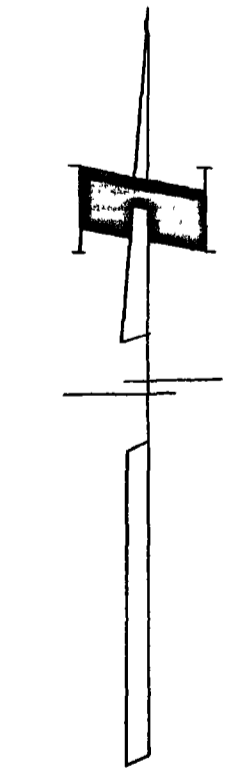
I, James T. Patty Jr., do hereby certify that the accompanying plat of Countryside Village Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

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



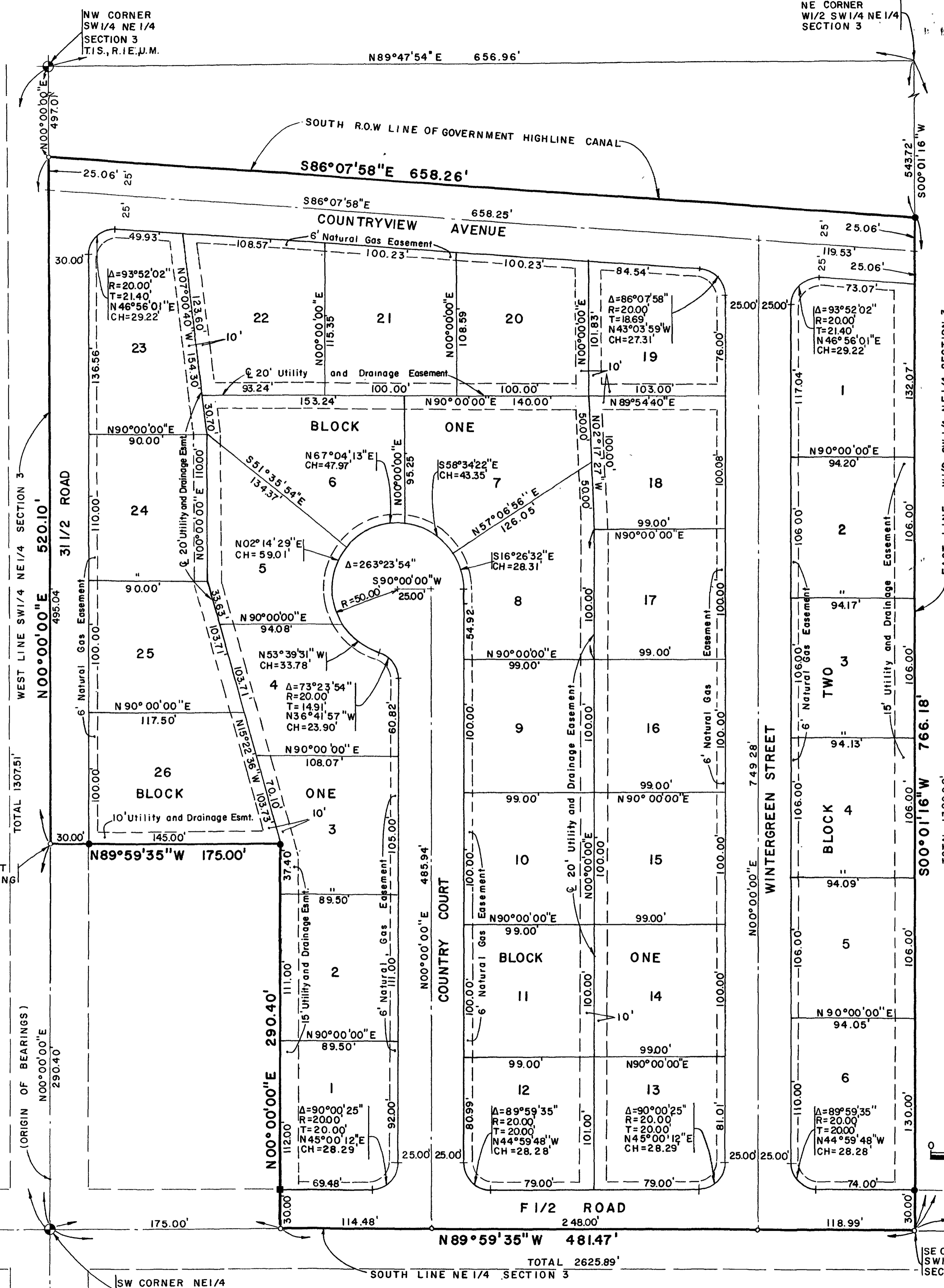
*Bill Berman*  
Mesa County Road Department

Date: MARCH 16, 1978



### LEGEND

- ◆ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap Found
- Indicates P.K. Nail



### AREA QUANTITIES

Total Acres in Streets	2.873 Ac. or 26.81%
Total Acres in Lots	7.844 Ac. or 73.19%
Total Acres	10.717 Ac. or 100.00%
Total Number of Lots	32 Lots

**COUNTRYSIDE VILLAGE SUBDIVISION**  
**PARAGON ENGINEERING, INC.**  
 P.O. BOX 2872, 825 ROOD AVE., GRAND JUNCTION, CO., 81501, PHONE 243-8966  
 JAN. 1978