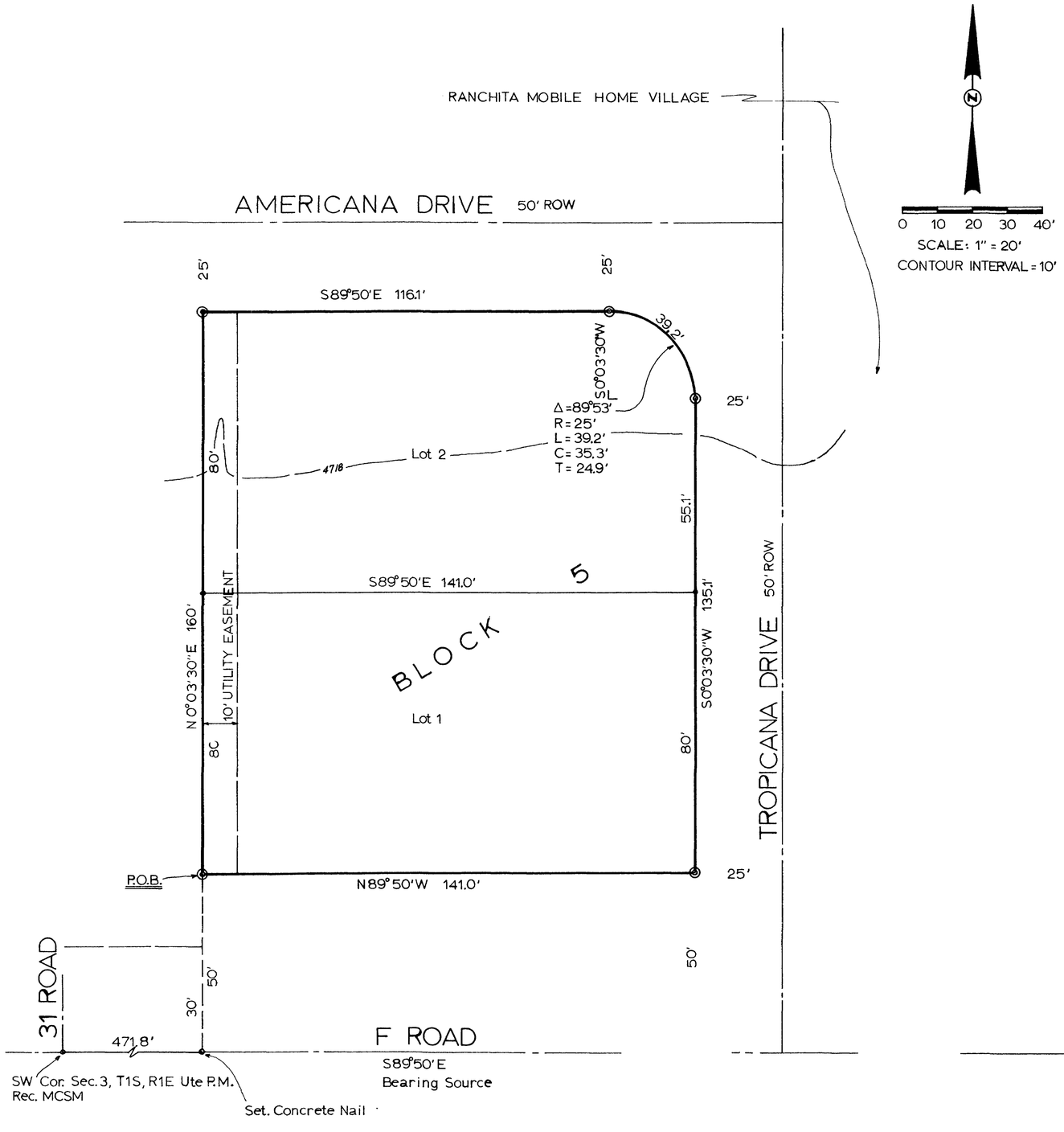
REPLAT OF OUTSIZED LOT (FUTURE PARK) RANCHITA MOBILE HOME VILLAGE



LEGEND:

⊙ - Set no. 4 Rebar W/Cap, Unless Otherwise Noted

Rec. - Recovered

◎ - Set no. 4 Rebar w/ Cap, in Concrete

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Raymond C. Cole and Doris M. Cole, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the SW¼SW¼ of Sec. 3, T1S, R1E of the Ute Meridian, and more particularly described as follows:

"Commencing at the SW Corner of Sec. 3, T1S R1E of the Ute Meridian; thence S89°50'E along the south line of said Sec. 3 471.8': thence N0°03'30"E 50.0' to the TRUE POINT OF BEGINNING; thence N0°03'30"E 160.0'; thence S89°50'E 116.1' to the point of curvature of a curve to the right whence the radius point thereof bears S0°03'30"W 25'; thence along said curve 39.2' to the point of tangency; thence S0°03'30"W 135.1'; thence N89°50'W 141.0' to the POINT OF BEGINNING,"

as shown by the accompanying plat therof:

That the said owners have caused the said real property to be laid out and surveyed as REPLAT OF OUTSIZED LOT (FUTURE PAPK) RANCHITA MOBILE HOME VILLAGE, 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 owners, Raymond C. Cole and Doris M. Cole have caused their names to be hereunto subscribed this 6th day of June, A.D., 1972.

By Raymond C. Cole
Owner's Name

By Doris M. Cole
Owner's Name

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6th day of June, A.D., 1972, by owners. Raymond C. Cole and Doris M. Cole.

My Commission expires 11-14-74

Witness my hand and official seal.

Henry H. Winger
Notary Public

1030472

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 1:42 o'clock P M., Aug 17 A.D., 1972, and is duly recored in Plat Book No. 11 Page 62.

Annie M Dunston
Clerk & Recorder

By _____
Deputy

Fees $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of June, A.D., 1972. County Planning Commission of the County of Mesa, Colorado.

By Robert A. Van Demen (ACTING)
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 24th day of July, A.D.. 1972. Board of County Commissioners of the County of Mesa, Colorado.

By Edwin L. Lanam
Chairman

COUNTY SURVEYORS' CERTIFICATE

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 Roger Head Date: 6-20-72
Mesa County Surveyor

By Ernest H. Seem Date: 6-29-72
Mesa County Road Dept.

By W. L. Rolland Jr. Date: 6/29/72
Utilities Coordinating Committee

ENGINEERS' CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of REPLAT OF OUTSIZED LOT (FUTURE PARK) RANCHITA MOBILE HOME VILLAGE, a subdivision of a part of the County of Mesa, has been prepared under by direction, and accurately represents a field survey of same.

By Luther T. Musgrove
Registered Land Surveyor, L.S. 10386

REGISTERED LAND SURVEYOR 10386 STATE OF COLORADO

REPLAT OF OUTSIZED LOT (FUTURE PARK)
RANCHITA MOBILE HOME VILLAGE

BY
LUTHER T. MUSGROVE
REGISTERED LAND SURVEYOR
656 31 ROAD
GRAND JUNCTION, COLORADO
81501
PHONE:
303-434-7089

MAY 15, 1972

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