

RANCHITA MOBILE HOME VILLAGE REPLAT

SHOWING THE
FIRST ADDITION TO RANCHITA MOBILE HOME VILLAGE SUBDIVISION
MESA COUNTY, COLORADO

N



SCALE: 1" = 50'

THIS AREA FOR FUTURE DEVELOPMENT
(SEE PRELIMINARY PLAT)

NOTE: Cut-de-sac will be vacated
when street is extended.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Raymond C. Cole and Doris M. Cole, are the owners of that real property situate in the COUNTY OF MESA, State of COLORADO, and lying in the SW¹/₄ of Sec. 3, T. 1 S., R. 1 E., Ute Meridian, more particularly described as follows:

"Beginning at a point from whence the SW Cor. of Sec. 3, T. 1 S., R. 1 E., Ute Meridian bears N. 89° 50' W., a distance of 862.8'; thence N. 00° 03.5' E., 698.0'; thence N. 89° 50' W., 100.0'; thence S. 00° 03.5' W., 698.0'; thence S. 89° 50' E., 100.0' to the place of beginning."

That the said Owners have caused said real property as described above to be laid out and surveyed as RANCHITA MOBILE HOME VILLAGE REPLAT, 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 August, A.D. 1963.

BY Raymond C. Cole
BY Doris M. Cole

STATE OF COLORADO) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6 day of August, A.D. 1963, by RAYMOND C. COLE and DORIS M. COLE. My commission expires Dec. 14, 1966.

Witness my hand and official seal:

James L. Ferrell
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, Davis C. Holder, do hereby certify that this plat of RANCHITA MOBILE HOME VILLAGE REPLAT, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same.

Davis C. Holder
Prof. Engineer & Land Surveyor, Colo. Reg. No. 4589



SCALE: 1" = 50'

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 13th DAY OF August, A.D. 1963, BY THE COUNTY PLANNING COMMISSION OF MESA COUNTY, COLORADO.

BY Marion Bowman
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 19 DAY OF Aug., A.D. 1963, BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, COLORADO.

BY Henry J. Jackson
CHAIRMAN

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss.
COUNTY OF MESA) I hereby certify that this instrument was filed in my office at 11:05 o'clock A.M., Aug 22, A.D. 1963, and is duly recorded in Plat Book No. 9, Page 176.

Arnie M. Dunston, Clerk & Recorder
Fee \$ 6.00

84692

HOLDER ENGINEERING SERVICE		
MAP OF		
FIRST ADDITION TO RANCHITA MOBILE HOME VILLAGE SUBDIVISION		
MESA COUNTY, COLORADO		
SURVEYED	<u>M.C.A.</u>	
DRAWN	<u>D.C.H.</u>	
APPROVED	<input checked="" type="checkbox"/>	
GRAND JCT., COLO.	S-101-3	AUGUST 5, 1963

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