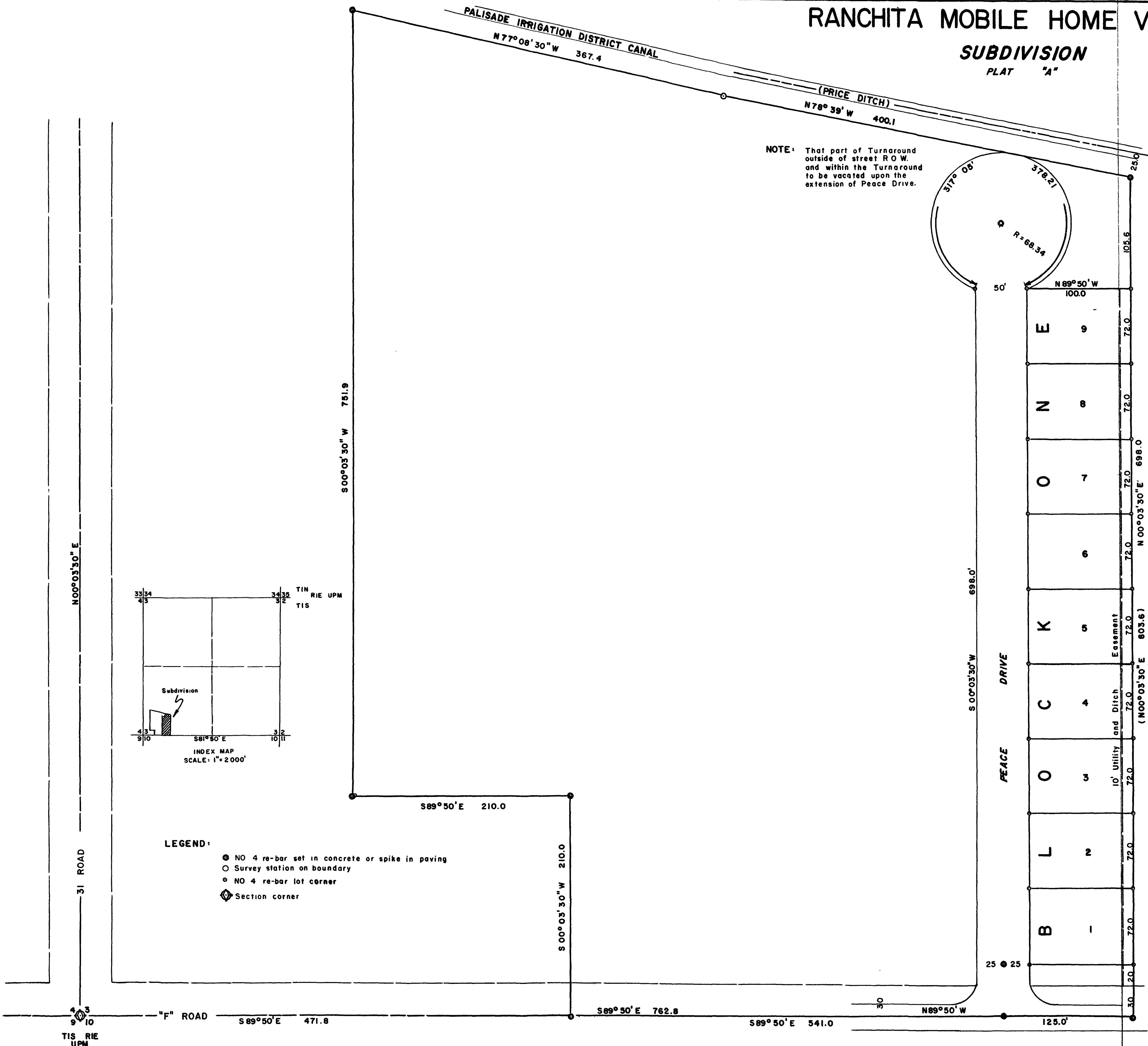
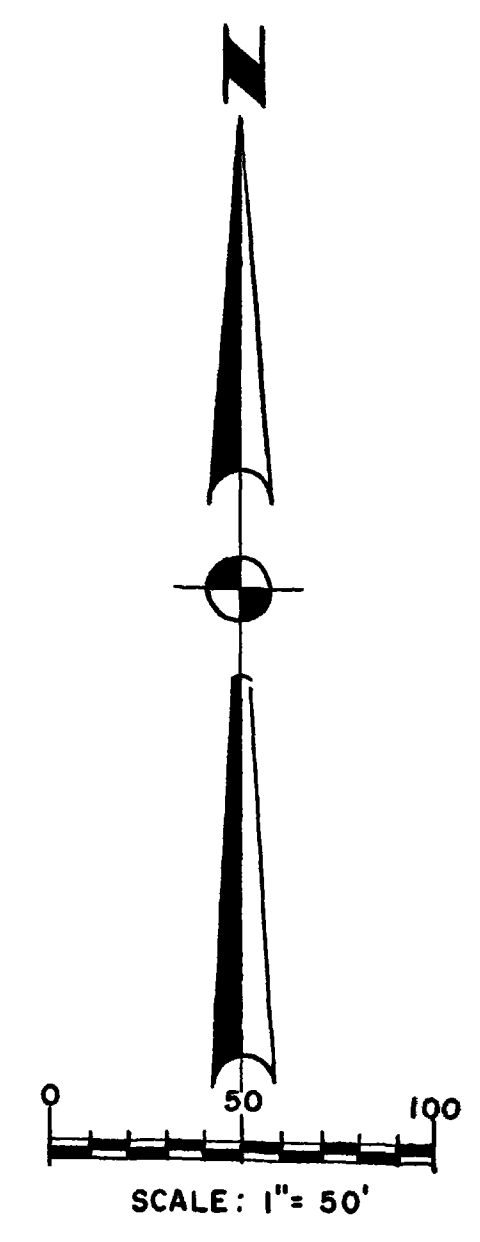


# RANCHITA MOBILE HOME VILLAGE

## SUBDIVISION PLAT "A"



NOTE: That part of Turnaround outside of street R.O.W. and within the Turnaround to be vacated upon the extension of Peace Drive.



### 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 SW<sup>4</sup>SW<sup>4</sup> Sec. 3, T1S, R1E, Ute P.M., more particularly described as beginning at a point on the center line of "F" Road from which the S.W. corner of Sec. 3, T1S, R1E, Ute P.M., bears N89°50'W 102.8'; thence N00°03'30"E 698.0'; thence N89°50'W 100'; thence around the arc of a curve, whose radius is 68.38', for a distance of 378.21'; thence S00°03'30"W 698.0' to a point on the center line of "F" Road; thence S89°50'E 150' to point of beginning, as shown by the accompanying plat thereof.

That the said owners have caused the said real property, as described above, to be laid out and surveyed as 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 1<sup>ST</sup> day of MAY, A.D., 1962.

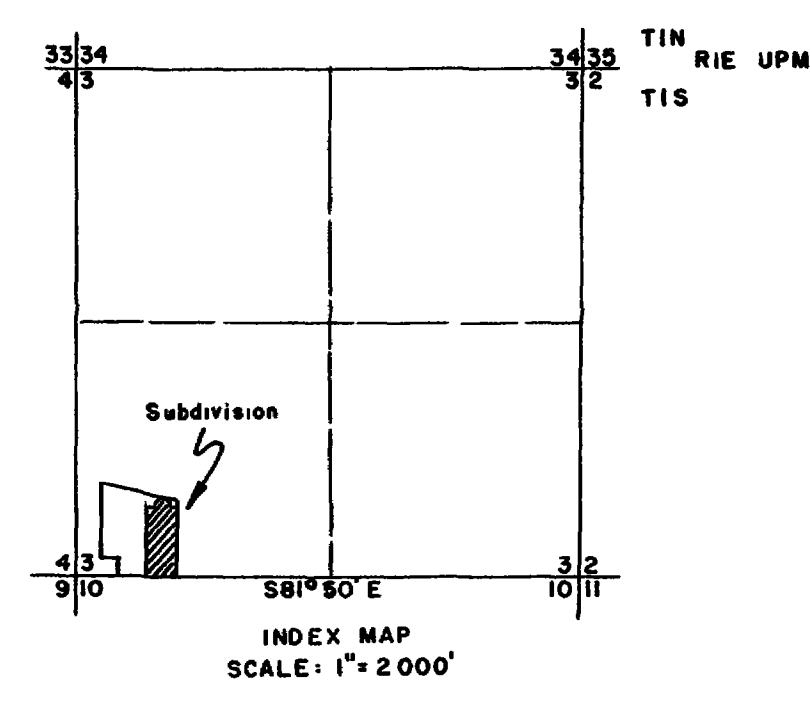
By Raymond C. Cole  
By Doris M. Cole

STATE OF COLORADO  
COUNTY OF MESA ss.

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of May, A.D., 1962 by Raymond C. Cole and Doris M. Cole.

My Commission expires Dec 3, 1962

Witness my hand and official seal.  
James J. Francis  
Notary Public



- LEGEND:
- NO 4 re-bar set in concrete or spike in paving
  - Survey station on boundary
  - ⊙ NO 4 re-bar lot corner
  - ⊠ Section corner

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3<sup>rd</sup> day of May, A.D., 1962  
County Planning Commission of the County of Mesa, Colorado

By Marion Bowman  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 7<sup>th</sup> day of May, A.D., 1962  
Board of County Commissioners of the County of Mesa, Colorado.

By A.F. Souther  
Chairman

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } ss. 81602A

I hereby certify that this instrument was filed in my office at 1:35 o'clock P. M., on MAY 15, A.D., 1962 and is duly recorded in Plat Book No. 9, Page 143.

By Annice M. Donath  
Clerk and Recorder

Fee \$6.00

SURVEYOR'S CERTIFICATE

I, Ward O. Amsbury, do hereby certify that the accompanying plat of Ranchita Mobile Home 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.

By Ward O. Amsbury  
Colorado Reg. Land Surveyor

2148

HOLDER ENGINEERING SERVICE  
PLAT "A"  
**RANCHITA MOBILE HOME VILLAGE**

SURVEYED BY WOA  
DRAWN BY WOA  
TRACED BY WOA

GRAND JCT., COLO. S-101 AUG. 14, 1961