

LITTLE PARK NORTH SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, DARIS V. WATSON AND BERNYS M. WATSON ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING IN THE SW 1/4 NW 1/4 OF SEC. 27, T1S. R.1W, UTE MERIDIAN, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF, SAID TRACT BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A POINT ON THE EAST LINE OF THE SW 1/4 NW 1/4 BEING 680.35 FT. S00°55'E FROM THE NE COR. SW 1/4 NW 1/4 SEC. 27 T1S R1W U.M.
 THENCE S00°55'E 577.73' ALONG THE EAST LINE SW 1/4 NW 1/4 TO THE SE COR. SW 1/4 NW 1/4,
 THENCE S87°55'W 828.14' ALONG THE SOUTH LINE SW 1/4 NW 1/4 TO THE SE'STRLY R.O.W. LINE OF LITTLE PARK ROAD,
 THENCE N42°08'E 309.75' ALONG THE R.O.W. LINE
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 272.86 FT. A DISTANCE OF 143.65 (THE CHORD OF SAID ARC BEARS N27°03'E 142.01 FT.)
 THENCE N11°58'E 273.77 FT ALONG THE R O W LINE
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 301.62 FT A DISTANCE OF 141.68 FT. (THE CHORD OF SAID ARC BEARS N25°25'E 140.40 FT)
 THENCE N38°53'E 145.58 FT ALONG THE R O W LINE
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.28 FT A DISTANCE OF 682.6 FT (THE CHORD OF SAID ARC BEARS N 34°26'E 681.9 FT)
 THENCE S 60°00'E 130.00 FT
 THENCE S 36°58'E 309.97 FT
 TO THE POINT OF BEGINNING CONTAINING 10.167 ACRES MORE OR LESS

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS LITTLE PARK NORTH SUBDIVISION, 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 BY THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 6th DAY OF February, A D., 1967.

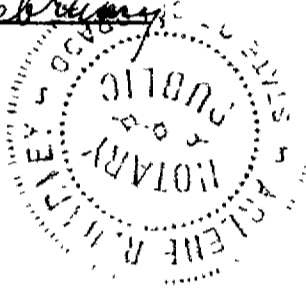
BY Daris V. Watson
 DARIS V. WATSON
 BY Bernys M. Watson
 BERNYS M. WATSON

STATE OF COLORADO)
 COUNTY OF MESA) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, A D., 1967 BY DARIS V WATSON AND BERNYS M WATSON.

MY COMMISSION EXPIRES 7-25-1970

WITNESS MY HAND AND OFFICIAL SEAL
Arnell B. Hawey
 NOTARY PUBLIC



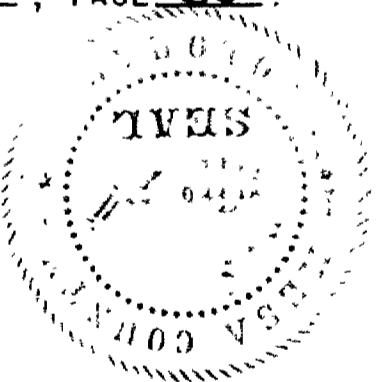
CLERK AND RECORDER'S CERTIFICATE **931737**
 STATE OF COLORADO)
 COUNTY OF MESA) ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:35 O'CLOCK A M., FEB. 21, A D, 1967, AND IS DULY RECORDED IN PLAT BOOK NO. 10, PAGE 35.

Annie M. Dunston
 CLERK & RECORDER

BY _____
 DEPUTY

FEES \$ 10.00



COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 19th DAY OF February, A.D., 1967. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BY Marion Bowman
 CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

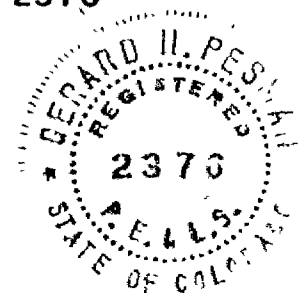
APPROVED THIS 20th DAY OF February, A.D., 1967. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY Clayde Love
 CHAIRMAN

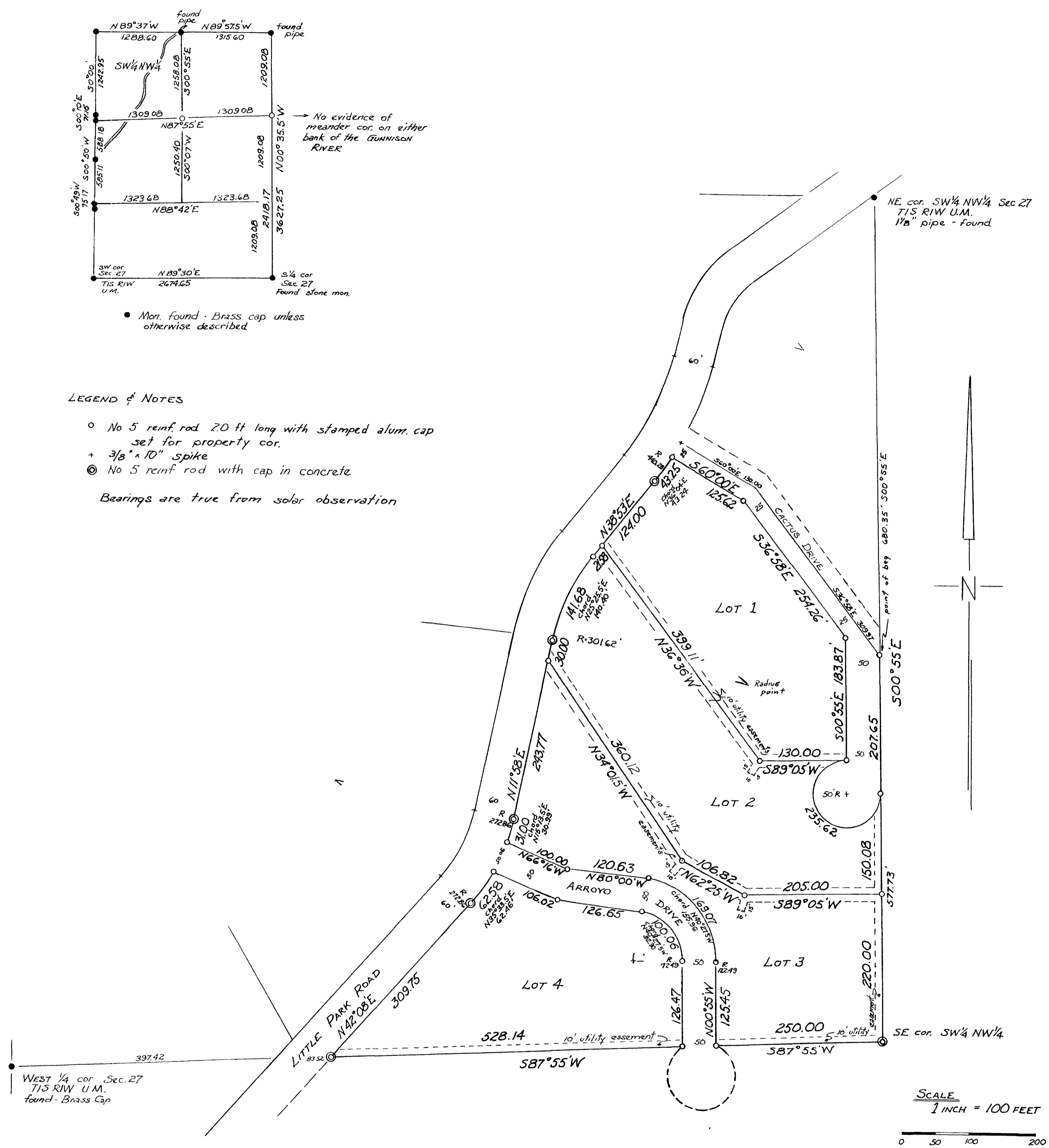
SURVEYORS' CERTIFICATE

I, GERARD H PESMAN, DO CERTIFY THAT THE ACCOMPANYING PLAT OF LITTLE PARK NORTH SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENT A FIELD SURVEY OF SAME.

BY Gerard H. Pesman
 COLO. REGISTERED PROF. ENG'R & LAND SURVEYOR 2376



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LEGEND & NOTES

- o No 5 reinf. rod 20 ft long with stamped alum. cap set for property cor.
- + 3/8" x 10" spike
- ⊙ No 5 reinf. rod with cap in concrete

Bearings are true from solar observation

Mon. found - Brass cap unless otherwise described

No evidence of meander cor. on either bank of the GUNNISON RIVER

NE cor. SW 1/4 NW 1/4 Sec 27 T1S R1W U.M. 1 1/2" pipe - found

PLAT OF
 LITTLE PARK NORTH SUBDIVISION
 MESA COUNTY, COLO
 BY
 GERARD H PESMAN
 711 NO 7TH. ST. GRAND JCT. COLO.
 JAN 30, 1967