

# BONNIE BRAE SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Leon M Jensen is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the NE 1/4 NW 1/4 of Section 27, Township 1 South, Range 1 West of the 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 which is S 0°50'W 500.0 feet from the North 1/4 Corner of Section 27, Township 1 South, Range 1 West of the Ute Meridian, thence S 0°50'W 791.3 feet, thence N 89°55'W 1315.0 feet, thence N 01°02'E 1305.8 feet, thence S 89°17'E 638.85 feet, thence S 30°28'W 468.9 feet, thence S 14°45'W 40.1 feet, thence S 89°17'E 603.1 feet, thence S 0°50'W 54.0 feet, thence S 89°17'E 310.0 feet to the point of beginning.

That the said owner has caused the said real property to be laid out and surveyed as Bonnie Brae Subdivision, a subdivision of a part of the County of Mesa,

That said owner does 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 Leon M Jensen has caused his name to be hereunto subscribed this 5 day of October, A. D. 1965.

By Leon M Jensen  
Leon M Jensen

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 5th day of October, A. D. 1965, by Leon M. Jensen

My Commission expires Feb. 23, 1965  
Witness my hand and official seal

Paul R. Francis  
Notary Public

904846

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:10 o'clock P. M., Nov 8, 1965 A. D., and is duly recorded in Plat Book No. 10, Page 12.

Annice M. Dunston  
Clerk and Recorder

Fees \$ 10.00

By \_\_\_\_\_  
Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12 day of October, A. D., 1965  
County Planning Commission of the County of Mesa, Colorado.

By Marion Bowman  
Chairman

## BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

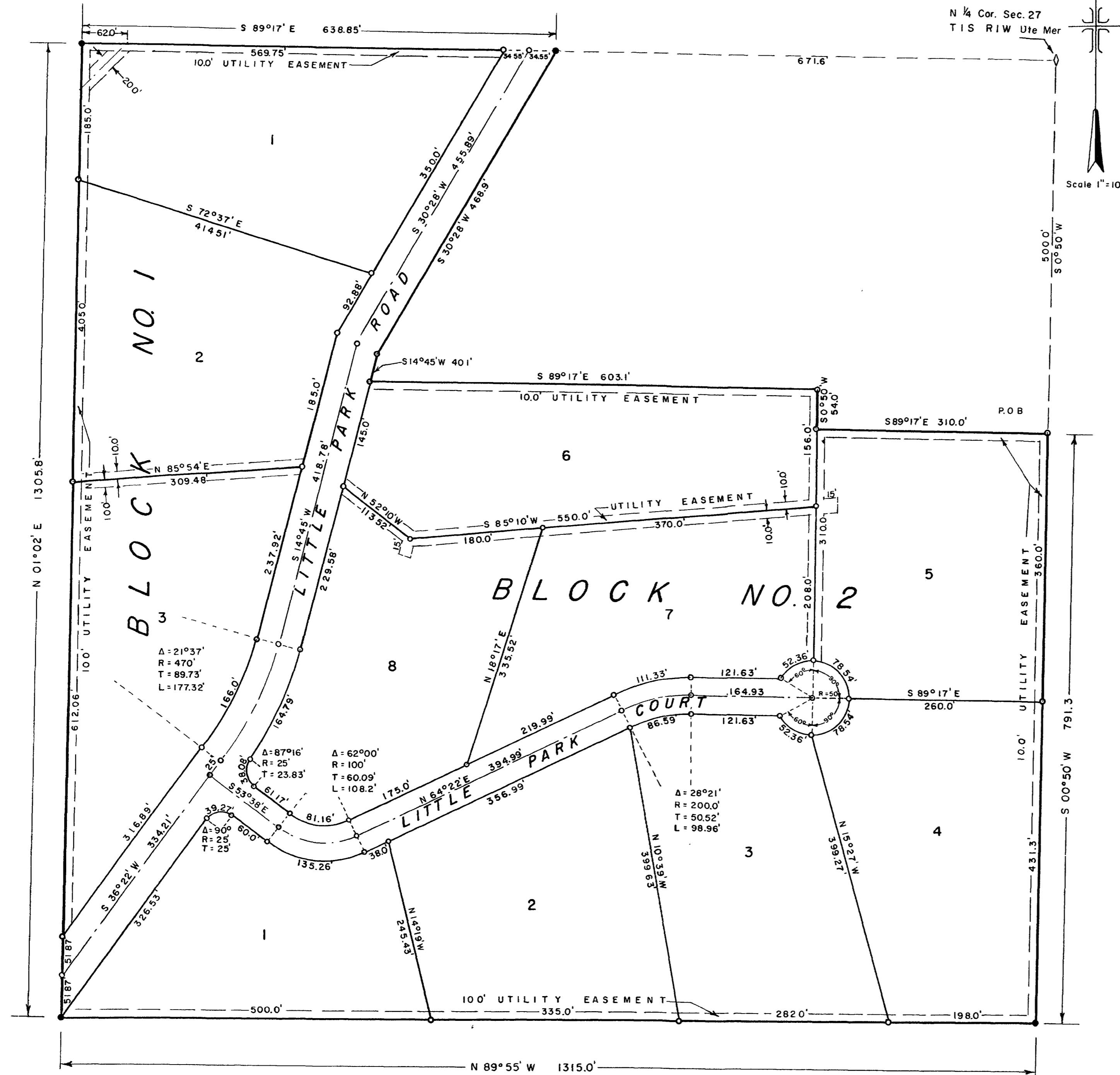
Approved this 18 day of Oct, A. D., 1965.  
Board of County Commissioners of the County of Mesa, Colorado.

By Arthur Jensen  
Chairman

## SURVEYOR'S CERTIFICATE

I, Clarence J Bielak, do hereby certify that the accompanying plat of Bonnie Brae 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 Clarence J. Bielak  
Registered Land Surveyor



### LEGEND

- Set in Concrete
- 3/8" Rebar

WESTERN ENGINEERS, INC.  
PLAT OF  
**BONNIE BRAE SUBDIVISION**  
MESA COUNTY, COLORADO

SURVEYED G.J.B. DRAWN G.A.B. TRACED F.R.F.  
GRAND JUNCTION, COLO DWG 1-370-2 9/28/65