

# GREENWOOD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Walter F. Kochevar, Sr., and Pauline M. Kochevar, known as husband and wife are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the Southeast Quarter (SE1/4) Northwest Quarter (NW1/4) of Section 23, Township 11 South, Range 101 West of the 6th Principle Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 23, thence South 09°24'15" West 2044.14 feet to a point on the southerly right-of-way of Highway 340; Thence South 30°03'00" West 207.73 feet to the True Point of Beginning, Thence continuing South 30°03'00" West 422.58 feet; Thence North 54°01'00" West 140.23 feet, Thence North 30°03'00" East 408.08 feet, Thence South 59°57'00" East 139.48 feet to the True Point of Beginning, Mesa County, Colorado, containing 1.33 Acres.

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

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 and utilities forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as a perpetual easement for the installation and maintenance of utilities, drainage and irrigation facilities, including, but not limited to, electric lines, gas lines, telephone lines, is reserved and dedicated over and through the private roads and streets within this subdivision together with easements as shown on the accompanying plat, is hereby dedicated, together with the right to trim interfering trees and brush, together with perpetual rights of ingress and egress for installation, maintenance and replacement of such lines, said easement and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving 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 2<sup>nd</sup> day of August, A.D., 1974.

*Walter F. Kochevar Sr.*  
Walter F. Kochevar, Sr.  
Husband

*Pauline Kochevar*  
Pauline Kochevar  
Wife

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, A.D., 1974, by Walter F. Kochevar, Sr. and Pauline Kochevar, known as husband and wife.

My Commission Expires: April 3, 1975

Witness my hand and official seal

*Donald J. Wain*  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } SS

1074423

I hereby certify that this instrument was filed in my office at 9:22 O'Clock P.M., A.D., 1974 and duly recorded in Plat Book No. 11, Page 116

*Arnie M. Dunston*  
Clerk and Recorder

Deputy Fees \$ 10.00

CLERK AND RECORDERS CERTIFICATE

Approved this 1st day of August, 1974

County Planning Commission of the County of Mesa, Colorado. *James A. Hill* Chairman

Approved this 31<sup>st</sup> day of July, 1974

Board of County Commissioners of the County of Mesa, Colorado. *William J. Lawrence* Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patton, Jr., do hereby certify that the accompanying plat of Greenwood 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.

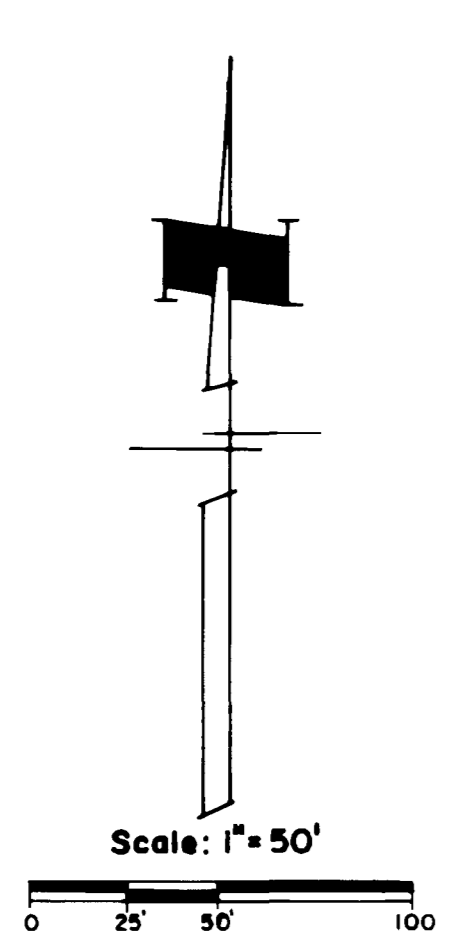
*James T. Patton, Jr.*  
James T. Patton, Jr.  
Registered Land Surveyor  
Colorado Registration Number 9960

Approved for content and form only and not the accuracy of surveys, calculation or drafting pursuant to C.R.S. 1963, 1964 and 1965.

*Robert C. Head* Mesa County Surveyor, dated Aug 7, 1974

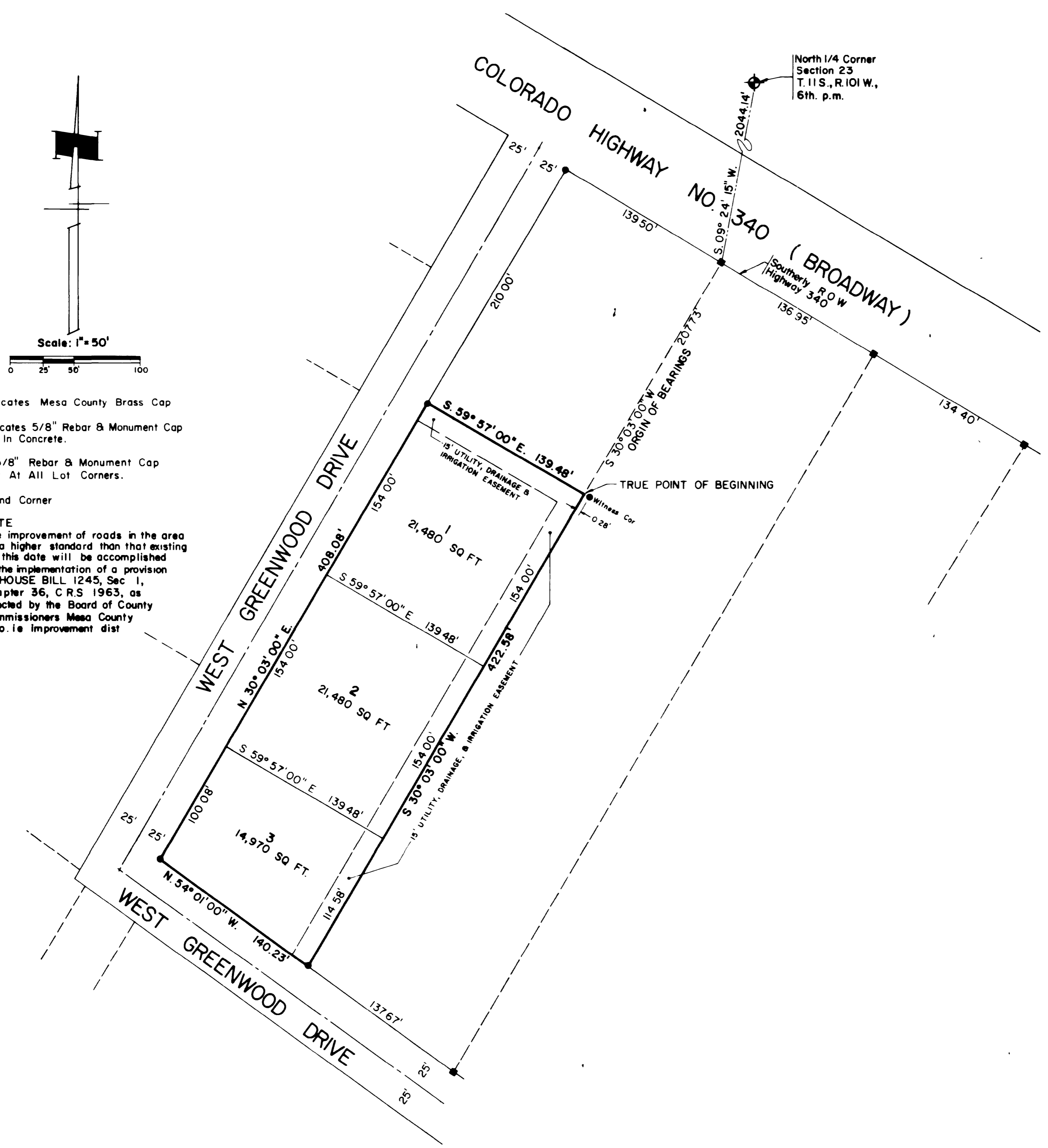
*Ernest H. Green* Mesa County Road Department, dated 7-31-74

*Princy J. Wickett* Utility Coordination Unit, dated 8-7-74



- ◆ Indicates Mesa County Brass Cap
- ◆ Indicates 5/8" Rebar & Monument Cap Set in Concrete.
- A 5/8" Rebar & Monument Cap Set At All Lot Corners.
- Found Corner

NOTE  
The improvement of roads in the area to a higher standard than that existing on this date will be accomplished by the implementation of a provision in HOUSE BILL 1245, Sec 1, Chapter 36, C.R.S. 1963, as directed by the Board of County Commissioners Mesa County Colorado Improvement dist



GREENWOOD SUBDIVISION  
PREPARED BY:  
NELSON-HALEY-PATTERSON & QUIRK INC.  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO JULY, 1974