

FIRST ADDITION TIFFANY PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Charles M. Shaw and Harold F. Myers are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the Southeast 1/4 of Section 7, 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 the Northwest Corner of the SE 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, thence S 00°28'40"E 326.28 feet, thence East 265.0 feet, thence S 76°20'E 288.16 feet, thence East 140.0 feet, thence North 151.17 feet, thence 56.66 feet along the arc of a 525 foot radius curve to the left, the chord of which bears N 83°05'1/2"E 56.64 feet, thence N 80°00'E 145.0 feet, thence N 10°00'W 50.0 feet, thence N 80°00'E 51.81 feet, thence 59.86 feet along the arc of a 525 foot radius curve to the right, the chord of which bears N 83°16'E 59.83 feet, thence N 86°32'E 55.42 feet, thence S 03°28'E 50.0 feet, thence N 86°32'E 50.0 feet, thence S 32°28'E 260.0 feet, thence S 77°30'W 150 feet, thence S 42°00'W 260.0 feet, thence S 48°00'E 63.0 feet, thence East 45.52 feet, thence N 45°40'E 347.87 feet, thence S 40°03'E 80.22 feet, thence N 75°42'E 97.13 feet, thence N 09°31'W 172.2 feet, thence N 85°21'E 143.6 feet, thence N 03°24'E 290.0 feet, thence S 89°59'W 1535.33 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as First Addition Tiffany Park, 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 Charles M. Shaw and Harold F. Myers have caused their names to be hereunto subscribed this 18th day of January, A.D. 1964.

Charles M. Shaw
Harold F. Myers

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 18th day of January, 1964, by Charles M. Shaw and Harold F. Myers
My Commission expires March 25, 1968
Witness my hand and official seal

John P. Johnson
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 10:55 o'clock A.M. on FEB. 10, A.D. 1965 and is duly recorded in Plat Book No. 1778

Fees \$6.00

By Annice M. [Signature]
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of January, A.D. 1964
County Planning Commission of the County of Mesa, Colorado

By *Mary [Signature]*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

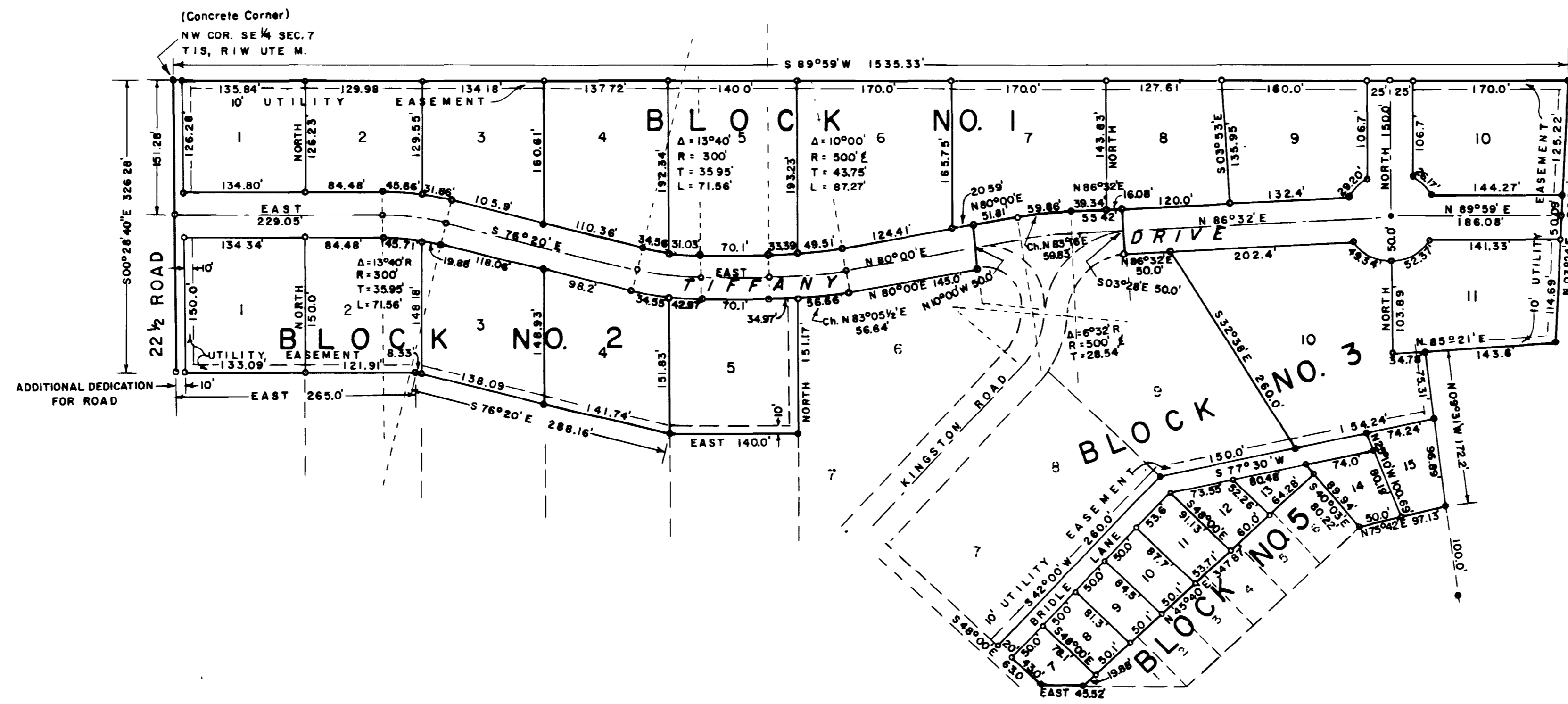
Approved this 18 day of Jan, A.D. 1964
Board of County Commissioners of the County of Mesa, Colorado.

By *[Signature]*
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville do hereby certify that the accompanying plat of First Addition, Tiffany Park, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

Richard J. Mandeville
Registered Engineer & Land Surveyor



NOTES

- Steel pins
- Steel pins set in concrete
- Lots in Block No 5 to be restricted to use for pasture and not for building sites.



WESTERN ENGINEERS, INC
PLAT OF
**FIRST ADDITION
TIFFANY PARK**
MESA COUNTY, COLORADO

SURVEYED... DRAWN... TRACED...
GRAND JUNCTION, COLO. DWG. I-297-3 11/23/64