

THUNDER MOUNTAIN MOBILE ESTATES NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: ROBERT CLYDE WALTERS and COY SUE WALTERS

That the undersigned, PAUL R. DOWDELL and BETTY L. DOWDELL are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the N1/2NW1/4NE1/4 of SECTION 25, T.1N., R.2W., U.M., and being described as follows, to-wit:

Beginning at the NW corner of the N1/2NW1/4NE1/4 of said Sec. 25; Thence S.00°04'E. along the West line of the N1/2NW1/4NE1/4 of said Sec. 25, a distance of 545.02 feet; Thence N.89°56'E. 424.92 feet; Thence S.00°03'E. 15.91 feet; Thence S.89°58'E. 112.74 feet; Thence S.17°01'E. 105.05 feet; Thence S.89°58'E. 753.94 feet to the East line of the N1/2NW1/4NE1/4 of said Sec. 25; Thence N.00°02'W. along the East line of the N1/2NW1/4NE1/4 of said Sec. 25 to the North line of said Sec. 25, a distance of 660.58 feet; Thence N.89°58'W. along the North line of said Sec. 25 to the Point of Beginning, a distance of 1322.59 feet. Said real property contains 18.635 acres, more or less, as shown by the accompanying plat thereof:

That the said owners have caused the said real property to be laid out and surveyed as THUNDER MOUNTAIN MOBILE ESTATES NO. 1, 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, PAUL R. DOWDELL and BETTY L. DOWDELL have caused their names to be hereunto subscribed this 2nd day of October, A. D., 1970.

Robert Clyde Walters
ROBERT CLYDE WALTERS

Paul R. Dowdell
Paul R. Dowdell

Coy Sue Walters
COY SUE WALTERS

Betty L. Dowdell
Betty L. Dowdell

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2nd day of October, A. D., 1970, by PAUL R. DOWDELL and BETTY L. DOWDELL, My Commission expires Dec 4, 1971, ROBERT CLYDE WALTERS and COY SUE WALTERS. Witness my hand and official seal.

S.W. Bennett
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:50 o'clock A.M., March 19, A. D., 1970, and is duly recorded in Plat Book No. 11, Page 32, 1971 Perp. No. 1002263

Annis M. Dunston
Clerk and Recorder

By _____ Deputy

Fees \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19th day of October, A. D., 1970. County Planning Commission of the County of Mesa, Colorado.

By Sam R. Ferguson
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 19th day of October, A. D., 1970. Board of County Commissioners of the County of Mesa, Colorado.

By Laurie Robert
Chairman

SURVEYOR'S CERTIFICATE

I, Udell S. Williams, do hereby certify that the accompanying plat of THUNDER MOUNTAIN MOBILE ESTATES NO. 1, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same on July 3, 1970.

Udell S. Williams
Registered Land Surveyor

UDELL S. WILLIAMS
781 ROAD AVENUE
GRAND JUNCTION, COLORADO 81501

PLAT OF
THUNDER MOUNTAIN MOBILE ESTATES NO. 1

SURVEYED BY: U.S.W.	T-3-70
DRAWN BY: U.S.W.	10-1-70

