



PEARCE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Bettie L. Pearce, is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in the NE 1/4 SW 1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian,

LEGAL DESCRIPTION

Beginning at the NE Corner of the SW 1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian, thence S 89°57' W 455.22 feet, thence South 990.0 feet, thence N 89°57' E 455.22 feet, thence North 990.0 feet to the Point of Beginning.

That the said owner has caused the said real property to be laid out and surveyed as Pearce 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; 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 owner Bettie L. Pearce has caused her name to be hereunto subscribed this 30th day of August, A.D., 1971.

Bettie L. Pearce
Bettie L. Pearce

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 30th day of August, 1971 by Bettie L. Pearce.

My Commission expires Nov. 12, 1973
Witness my hand and official seal.

John C. Shepherd
Notary Public

CLERK AND RECORDER'S CERTIFICATE 1012361

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:36 o'clock P.M., Sept. 29, A.D., 1971, and is duly recorded in Plat Book No. 11, Page 42.

Annie M. Tunstun
Clerk and Recorder

Fees \$ 10.00

By: _____
Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of Sept., A.D., 1971.
County Planning Commission of the County of Mesa, Colorado.

By: *James R. Simpson*
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 20th day of Sept., A.D., 1971.
Board of County Commissioners of the County of Mesa, Colorado.

By: *Jack Washlow*
Chairman

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Pearce Subdivision, a subdivision of a part of the County of Mesa has been prepared under my direct responsibility, supervision and checking, and accurately represents a field survey of same.

Clarence J. Bielak
Registered Land Surveyor

Approved for content and form only and not to the accuracy of survey, calculations and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

Gregory C. Reed
Mesa County Surveyor

- LEGEND
- #5 Rebar W/Cap
 - #5 Rebar W/Cap set in Concrete
 - ◇ Mesa County Survey Monument

WESTERN ENGINEER'S INC
PLAT OF
**PEARCE
SUBDIVISION**
MESA COUNTY, COLORADO
SURVEYED - S.V.B. DRAWN - C.J.B. TRACED - G.L.A. R.W.G.
GRAND JUNCTION, COLO. DWG. 1-579-2 8/2 /71