

PALOMINO ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The United States Bank of Grand Junction, a banking corporation, the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, as shown by the accompanying plat thereof; Said tract being more fully described by metes and bounds as follows:

Beginning at the Southwest Corner of the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian; Thence N 0° 00' 00" E along the West line of said Southwest Quarter (S.W. 1/4) of said Northwest Quarter (N.W. 1/4) of said Section 15 260.00 feet;
 Thence S 89° 57' 40" E 248.18 feet;
 Thence S 0° 02' 20" W 20.66 feet;
 Thence S 89° 57' 40" E 232.00 feet;
 Thence N 19° 15' 08" E 69.53 feet;
 Thence S 89° 57' 40" E 301.64 feet;
 Thence S 6° 26' 28" E 45.29 feet;
 Thence N 86° 47' 56" E 50.08 feet;
 Thence S 89° 57' 40" E 199.61 feet;
 Thence S 0° 02' 48" E and along the Westerly line of a parcel of land whose description is recorded on Page 564 in Book 914 of the records of the Mesa County Recorder, for a distance of 262.83 feet to the South line of said Southwest Quarter (S.W. 1/4) of said Northwest Quarter (N.W. 1/4) of said Section 15;
 Thence along said South line of said Southwest Quarter (S.W. 1/4) of said Northwest Quarter (N.W. 1/4) of said Section 15 1059.63 feet to the point of beginning;
EXCEPTING THEREFROM a one acre parcel of land described as commencing at the West Quarter corner of said Section 15; Thence along the South line of the Northwest Quarter (N.W. 1/4) of said Section 15 S 89° 57' 40" E a distance of 298.00 feet to the True Point of Beginning;
 Thence N 0° 02' 20" E 239.34 feet;
 Thence S 89° 57' 40" E 182.00 feet;
 Thence S 0° 02' 20" W 239.34 feet;
 Thence N 89° 57' 40" W 182.00 feet to the True Point of Beginning; said parcel also being described on Page 254 in Book 914 of the records of the Mesa County Recorder.
 Net area remaining being 5.551 acres more or less.

That the said owners have caused the said real property to be laid out and surveyed as Palomino Acres, 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 of 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, The United States Bank of Grand Junction, have caused their names to be hereunto subscribed this 7th day of March, A. D., 1968.

THE UNITED STATES BANK OF GRAND JUNCTION

E. L. Bacon
E. L. Bacon, President

Herbert L. Bacon
Herbert L. Bacon, Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 7th day of March, 1968, by E. L. Bacon and Herbert L. Bacon, President and Secretary of the United States Bank of Grand Junction.

My Commission expires Dec. 30, 1969.

Witness my hand and official seal.

Quirk
Notary Public

STATE OF COLORADO)
COUNTY OF MESA) ss.

I hereby certify that this instrument was filed in my office at 1:50 o'clock P. M., June 3 A. D., 1968, and is duly recorded in Plat Book No. 16, Page 57.

Fees \$ 10.00 By Annice D. Dunston Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of April, A. D., 1968.
County Planning Commission of the County of Mesa, Colorado.

Jerry R. Simpson
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 7th day of May, A. D., 1968.
Board of County Commissioners of the County of Mesa, Colorado.

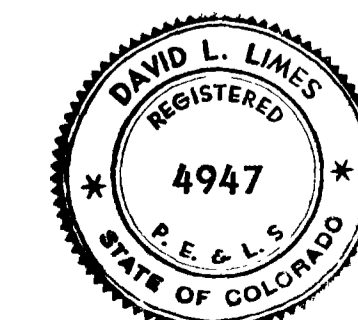
William E. Lamm
Chairman

SURVEYORS' CERTIFICATE

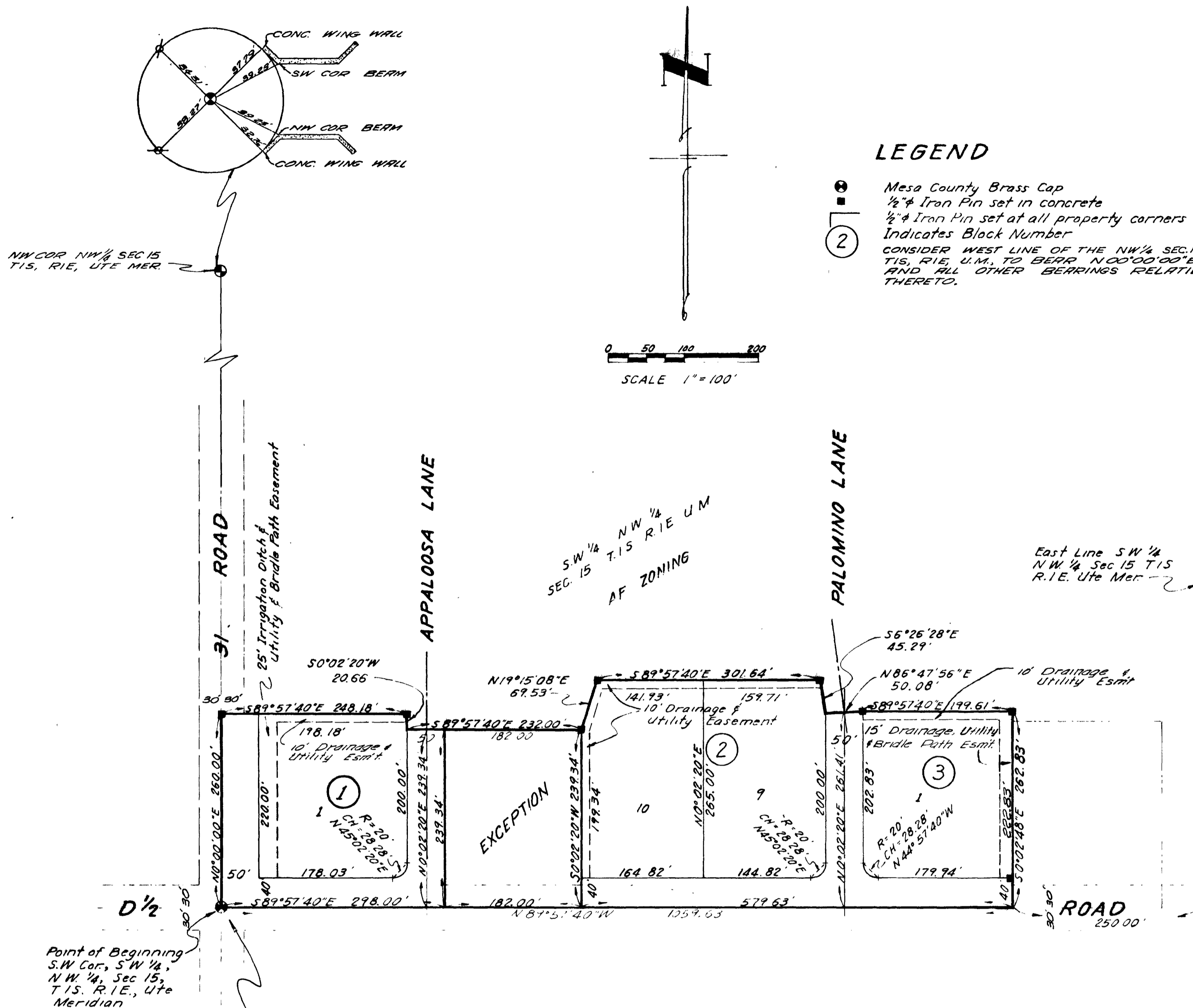
I, David L. Limes, do hereby certify that the accompanying plat of Palomino Acres, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

David L. Limes
Registered Professional Engineer
and Land Surveyor
Colorado Registration No. 4947

Approved for Filing
By *R. Head*
Mesa County Surveyor



PREPARED BY
NELSON-HALEY-PATTERSON & QUIRK
GRAND JUNCTION, COLORADO



APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING. PURSUANT TO C.R.S. 1963, 136-2-2 AS AMENDED.
By: *Roger P. Head* Date: 5/31/68
Mesa County Surveyor