

REPLAT OF LOTS 2,3,4,5,8 & 6 OF BLK. 4 OF THE 1st. ADD. TO MONUMENT MEADOWS SUB. INCLUDING THAT PORTION BETWEEN SOUTH BROADWAY & ROAD TO BE VACATED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Howard Jensen and Avanel Jensen are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of Section 26, Township 11 South, Range 101 West, of the 6th Principal Meridian as shown on the Plat filed on Page 18 of Book 11 of the records of the Mesa County Recorder, and including that portion between South Broadway and road to be vacated being more particularly described as follows; from the North-east corner of Lot 6 of Block 4 of the said First Addition to Monument Meadows Subdivision; thence N00°24'00"W 30.71' to the point of beginning; thence N00°24'00"W 12.20'; thence N89°51'00"W 521.48'; thence S00°09'00"W 137.98'; thence N68°43'00"E 40.56'; thence N77°14'00"E 496.40' to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as Replat of Lots 2,3,4,5,8 & 6 of Block 4 of The First Addition to Monument Meadows Subdivision, including That Portion Between South Broadway and Road to be Vacated, 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 hereon 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 Howard Jensen and Avanel Jensen have caused their names to be hereunto subscribed this 8TH day of FEBRUARY A.D., 1973.

Howard Jensen
Howard Jensen

Avanel Jensen
Avanel Jensen

By Ernest W. Strum Date 2-16-73
Mesa County Road Department

By W.P. Garland Date 3-13-73
Utilities Coordinating Committee

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 8TH day of FEBRUARY, A.D., 1973, by Howard Jensen and Avanel Jensen. My Commission expires JUNE 28, 1975.
Witness my hand and official seal.

Robert J. Luman
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss. **1043819**

I hereby certify that this instrument was filed in my office at 1:10 o'clock P. M., on APR 3, A.D., 1973 and is duly recorded in Plat Book No. 11, Page 74.

Clerk and Recorder Amie M. Dunston Deputy Fees 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of March, A.D., 1973 County Planning Commission of the County of Mesa, Colorado.

William S. Benson
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

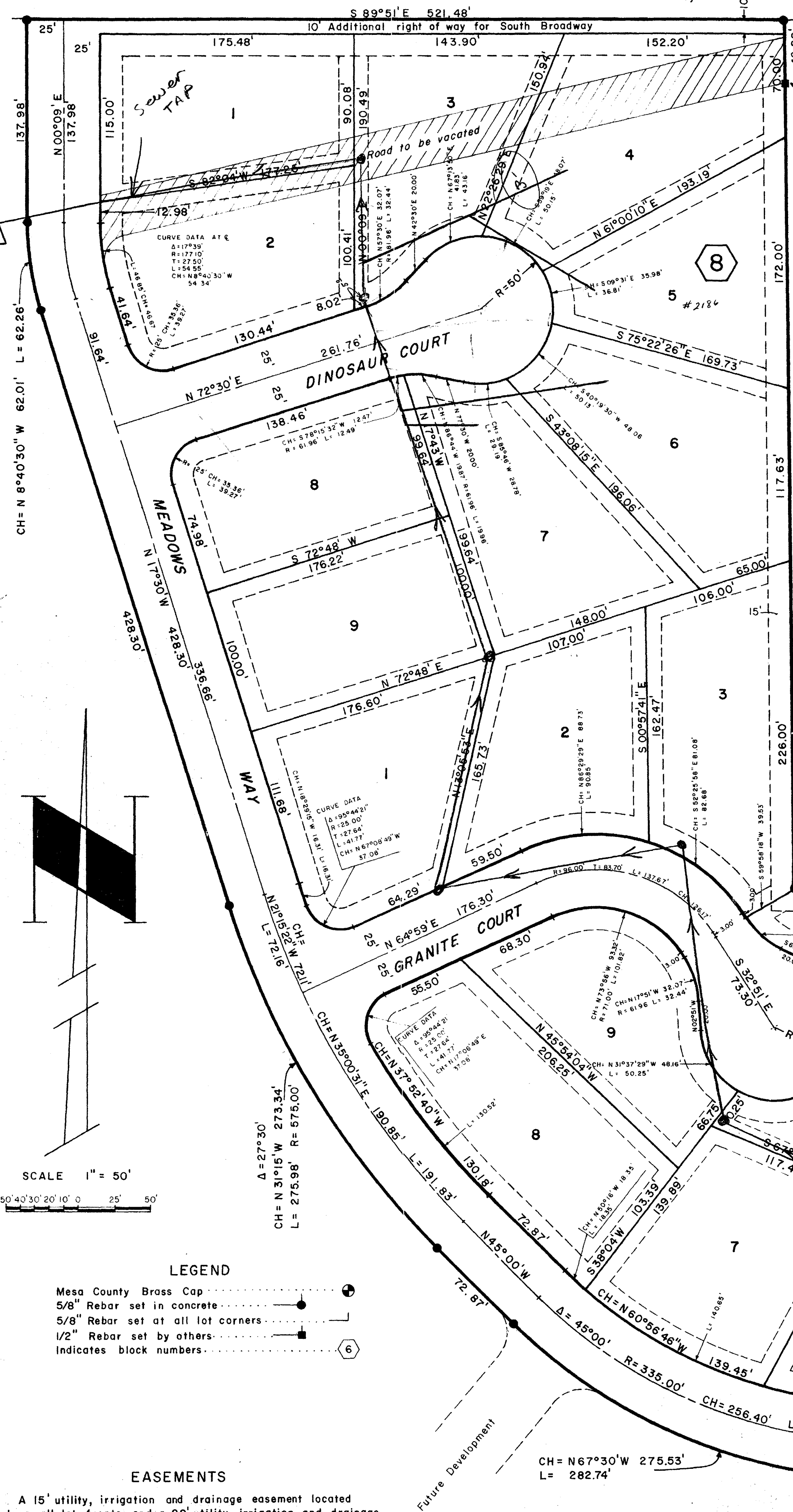
Approved this 2nd day of MARCH, A.D., 1973 Board of County Commissioners of the County of Mesa, Colorado.

Laurance A. Clark
Chairman

SURVEYOR'S CERTIFICATE

I, William S. Benson do hereby certify that the accompanying plat of Replat of Lots 2,3,4,5,8 & 6 of Block 4 of the 1st. Addition to Monument Meadows Subdivision including That Portion Between South Broadway & Road to be Vacated, a Sub-division of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

William S. Benson
Registered Land Surveyor No. 6752



Common corner of original lots 3, 4 & 5

Shaded areas to be vacated

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the platting of public land and rights of way as shown hereon, the vacation of certain public rights of way as shown hereon and located within this subdivision, is hereby ordered.

Approved this 2nd day of MARCH, A.D., 1973. Board of County Commissioners of the County of Mesa, Colorado.

Laurance A. Clark
Chairman

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 Peppie C. Lind Date 3-13-1973
Mesa County Surveyor

A PLAT OF
REPLAT OF LOTS 2,3,4,5,8 & 6 OF BLK. 4 OF THE
1st. ADD. TO MONUMENT MEADOWS
SUBDIVISION