

# DOWNER SUBDIVISION

## DEDICATION

### KNOW ALL MEN BY THESE PRESENT

That the undersigned, Wallace G. and Ruby Lee Downer are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in the North East 1/4 North East 1/4 of Section 18 Township 1 North, Range 2 West of the Ute Meridian, as shown by the accompanying plat there of said tract being more specifically described by metes and bounds as follows:

Beginning at a point on the North line of Section 18, T1N R2W of the Ute Meridian from whence the NE Corner of Section 18, bears N 89°59' E 125.0 ft thence along the Center Line of Little Salt Wash S 15°40' W 168.0 ft., thence S 23°50' W 120.0 ft., thence S 02°30' W 150.0 ft., thence S 24°30' W 112.0 ft., thence S 53°29' W 222.35 ft. to the South Line of the NE 1/4 NE 1/4 of said Section 18, thence S 89°59' W 210.0 ft., thence N 09°10' E 170.89 ft., thence along the Arc of a 50.0 ft. radius curve to the right 261.8 ft., (the chord of which bears N 07°30' W 50.0 ft.), thence N 82°30' E 25.0 ft., thence N 06°00' W 134.62 ft., thence S 89°59' W 165.0 ft., thence North 300.0 ft., thence N 89°59' E 669.15 ft. to the Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Downer Subdivision, 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 owners Wallace G. Downer and Ruby Lee Downer hereunto subscribed this 28<sup>th</sup> day of August, A.D., 1970

*Wallace G. Downer*  
Wallace G. Downer  
*Ruby Lee Downer*  
Ruby Lee Downer

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, A.D., 1970, by Wallace G. Downer and Ruby Lee Downer.

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

*John C. Shepherd*  
John C. Shepherd  
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 2:30 o'clock P.M., October 28 A.D., 1970 and is duly recorded in Plat Book No 11, Page 22

Fees \$ 10.00

*Ann M. Remington*  
Ann M. Remington  
Clerk and Recorder

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8<sup>th</sup> day of Sept, A.D., 1970  
County Planning Commission of the County of Mesa, Colorado

*Sam R. Springer*  
Sam R. Springer  
Chairman

### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

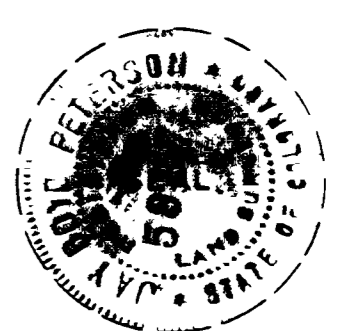
Approved this 14<sup>th</sup> day of Sept, A.D., 1970  
Board of County Commissioners of the County of Mesa, Colorado

*Lawrence A. Albert*  
Lawrence A. Albert  
Chairman

### SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of Downer 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

*J. Boyd Peterson*  
J. Boyd Peterson  
Registered Land Surveyor



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.

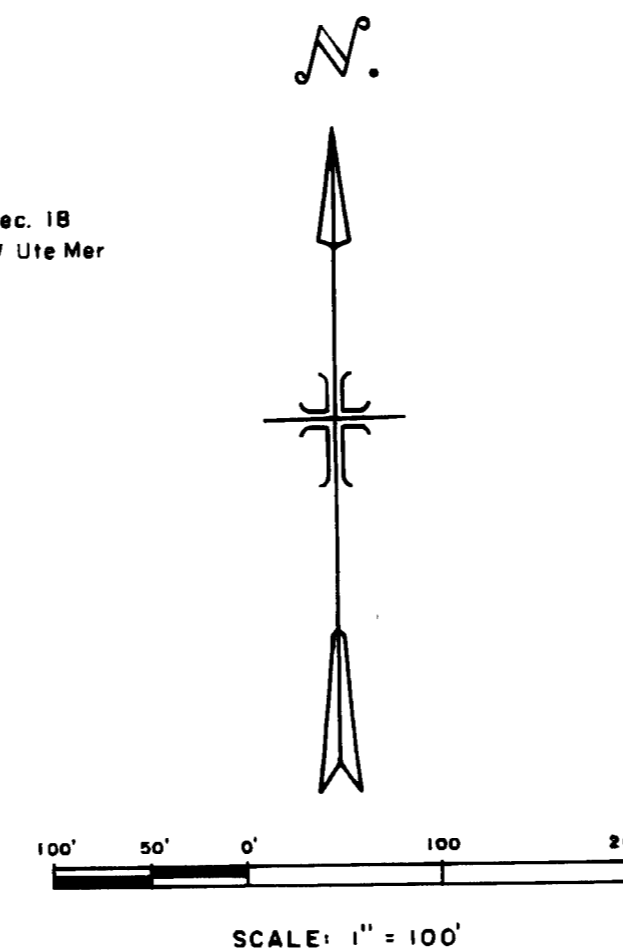
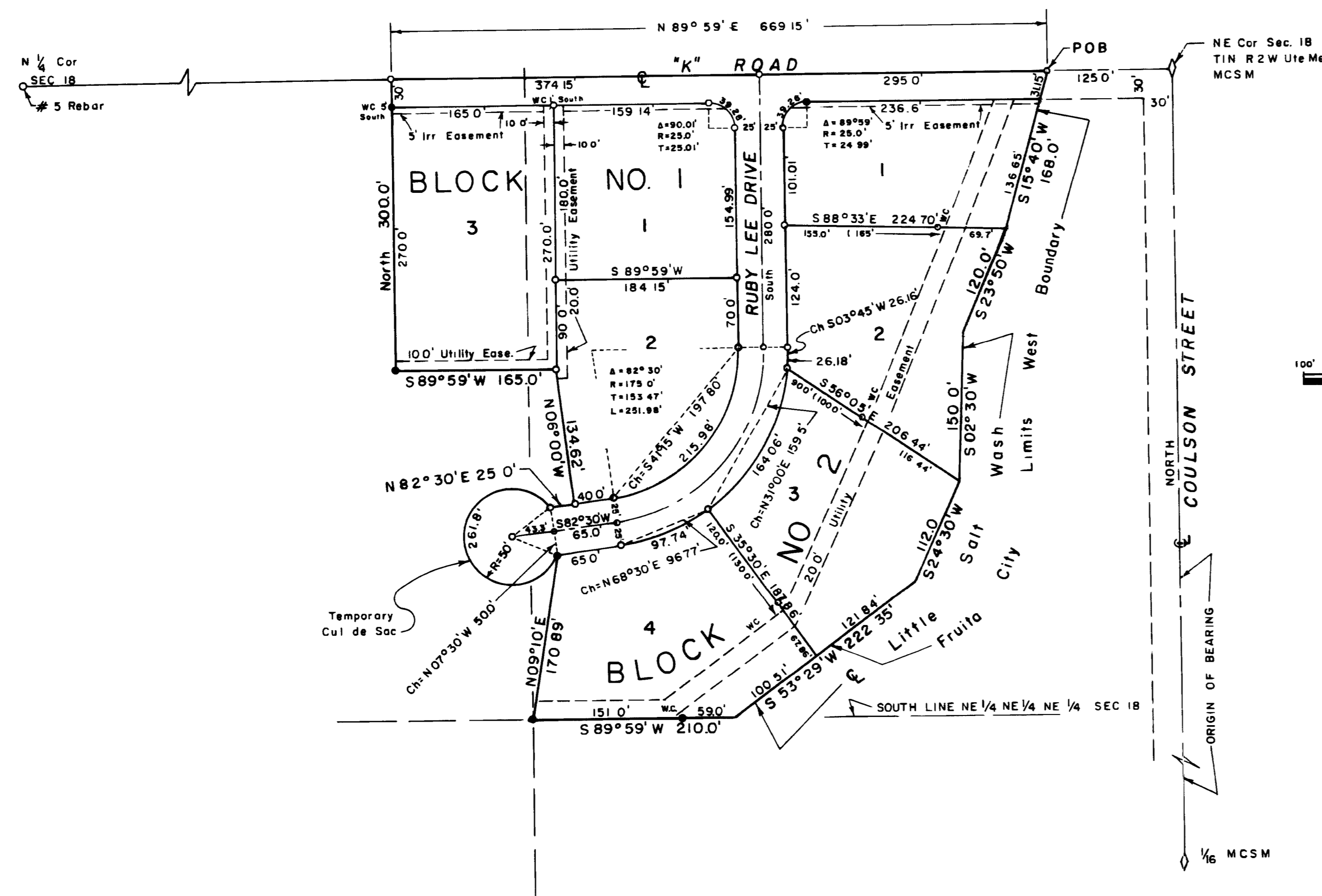
By *Robert C. Head*  
Robert C. Head  
Mesa County Surveyor Date: 9/15/70

WESTERN ENGINEERS, INC.  
PLAT OF

**DOWNER SUBDIVISION**

MESA COUNTY, COLORADO

SURVEYED... DRAWN... TRACED...  
GRAND JUNCTION, COLO Dwg 1-554-2 8/25/70



**LEGEND**  
 # 5 Rebar set in concrete  
 # 5 Rebar