



STATE OF COLORADO)
 COUNTY OF MESA) SS

Know all men by these presents that the undersigned, THOR M. PETERSON, owners of the following described tract as shown upon this map and which is situated in Mesa County, Colorado, to wit: that part of the W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 12, T1S, R1W of the Ute Meridian lying south of the Grand Valley Canal and more particularly described as follows: beginning at a point from whence the SW corner of the NE $\frac{1}{4}$ Sec. 12, T1S, R1W of the Ute Meridian bears due South 1316.0 feet; thence East 990.0 feet; thence North 200.0 feet; thence N57°32'W 231.13 feet; thence N70°58'W 153.38 feet; thence N63°26'W 78.26 feet; thence N84°22'W 60.29 feet; thence S48°46'W 179.10 feet; thence S85°37'W 219.60 feet; thence S47°29'W 225.86 feet; thence South 127.65 feet to the place of beginning.

THOR M. PETERSON have caused to be laid out and plotted and by these presents do lay out and plat said tract of land as shown upon this map into lots, streets and alleys under the name of BOOKCLIFF MANOR SUBDIVISION.

The undersigned does hereby dedicate to the public use, now and forever, Lot No.26 and Lot No.29 for park purposes and all streets, avenues and alleys as shown on this plat.

MARCH 1, 1955
 Date Thor M. Peterson

STATE OF COLORADO)
 COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this FIRST day of MARCH, 1955 by THOR M. PETERSON

Dec 3, 1952 My Commission Expires Wm. C. Tomlinson Notary Public

APPROVAL
 Approved this THIRD day of MARCH, 1955

J.A. Burton Director of Public Works & Planning
W.D. [Signature] City Manager

This plat of the BOOKCLIFF MANOR SUBDIVISION was approved and accepted on this THIRD day of MARCH, 1955.

[Signature] President of the Council
 Attest: Wm. C. Tomlinson City Clerk

ENGINEER'S STATEMENT:

I, Richard J. Mandeville, do hereby certify that this plat was prepared from notes of a true and accurate survey of the tract shown hereon; said survey being completed January 15, 1955.

Richard James Mandeville
 Registered Engineer & Land Surveyor

WESTERN ENGINEERS		
PLAT OF		
BOOKCLIFF MANOR SUBDIVISION		
MESA COUNTY, COLORADO		
SURVEYED	<u>R.J.M.</u>	
DRAWN	<u>R.M.G.</u>	
CHECKED	<u>R.J.M.</u>	
GRAND JUNCTION, COLO.	1-17-55	JANUARY 15, 1955