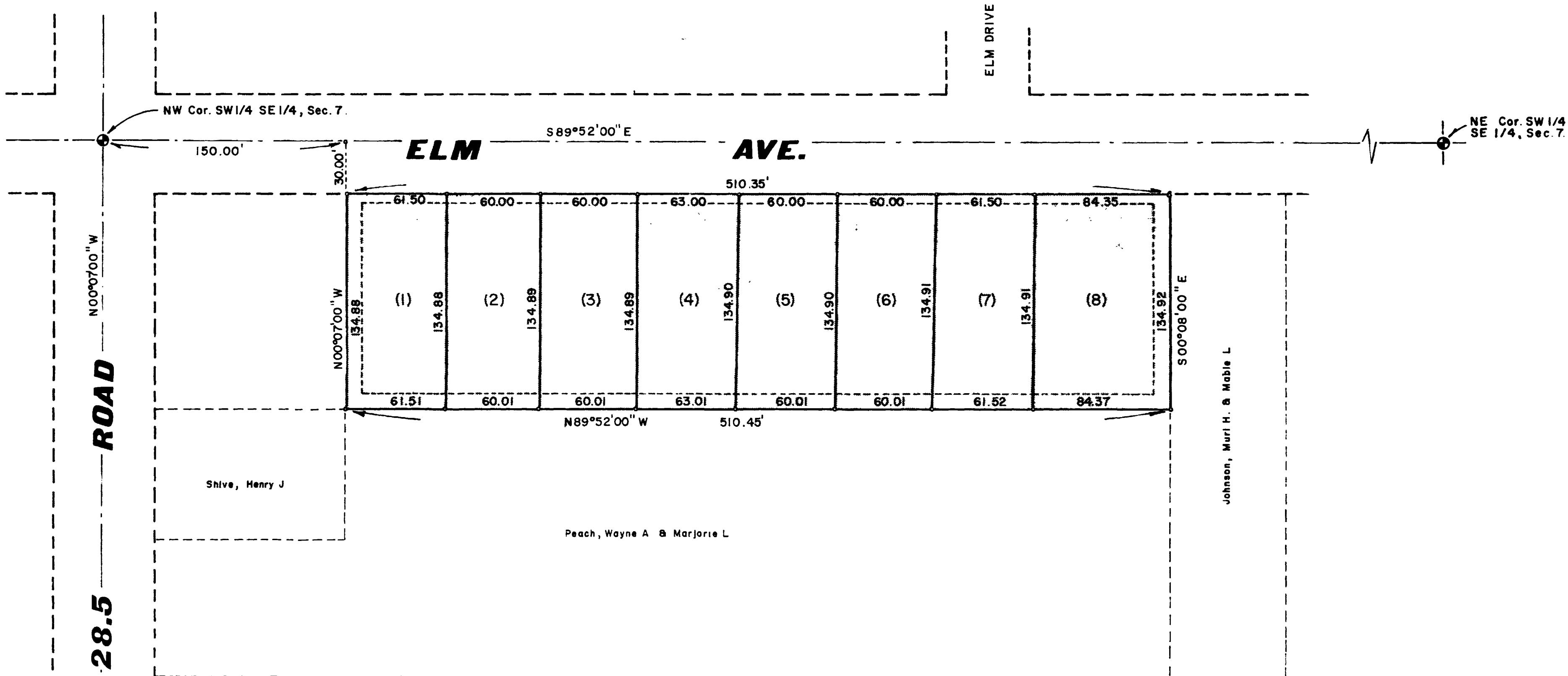


ANDERSON SUBDIVISION



DEDICATION

BEFORE ME, the undersigned: Floyd M. Anderson and Eleanor Anderson are the owners of that real property described herein situated in the City of Grand Junction, County of Mesa, State of Colorado and lying in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said tract being more particularly described as follows:

Commencing at a brass cap Mesa County Survey Monument which is the Northwest corner of the southwest Quarter (SW 1/4), of the southeast Quarter (SE 1/4) of said Section 7 and considering the North line of said southwest quarter of the southeast quarter of the Southwest Quarter (SW 1/4) of the southeast quarter (SE 1/4) of said Section 7 and with all other bearings described herein being relative thereto; thence S89°52'00" E and with a distance of 150.00 feet to the TRUE POINT OF BEGINNING; thence S89°52'00" E, 150.00 feet; thence S00°08'00" E, 30.00 feet to the TRUE POINT OF BEGINNING; thence S89°52'00" E, 510.35 feet; thence S00°08'00" E, 134.92 feet; thence N89°52'00" W, 510.45 feet; thence N00°07'00" W, 134.88 feet and returning to the TRUE POINT OF BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as the Anderson Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and the State of Colorado.

That said owners do hereby dedicate and set apart all that part of streets, roads and drives, as shown on the accompanying plat, to the use of the public forever and hereby dedicate those portions of real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of electric lines, poles and cables, telephone lines, poles and cables and gas lines and appurtenant structures;

IN WITNESS WHEREOF, said Floyd M. Anderson and Eleanor Anderson have caused their names to be hereunto subscribed this 9th day of April, A. D., 1970.

Floyd M. Anderson
Floyd M. Anderson
Eleanor Anderson
Eleanor Anderson

STATE OF COLORADO) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of April, A. D., 1970, by Floyd M. Anderson and Eleanor Anderson.

My commission expires February 20, 1971
Witness my hand and official seal:
Notary Public: Joy D. Schultz

APPROVALS

This plat of ANDERSON SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is hereby approved and accepted on this 9th day of April, 1970.

Robert P. Baker
Chairman of Grand Junction City Planning Commission
W. J. Woodland
Public Service Co. of Colo. - Gas Department
Don Wagner
Public Serv. Co. of Colo. - Electric Department
E. M. McConnel
Mountain States Tel. and Tel. Co.
Ray M. Hay
City Manager
W. J. Spurgeon
President of City Council
Donald E. Wamum Jr.
Director of Development
F. J. Johnson
City Engineer

STATE OF COLORADO) ss.
COUNTY OF MESA)

CLERK & RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at _____ o'clock _____ m., _____ A. D., 1970, and is duly recorded in Plat Book No. _____ at Page No. _____.

Clerk and Recorder
By: _____
Deputy

SURVEYOR'S CERTIFICATE

I, Ward O. Amsbury, a registered Colorado Land Surveyor do hereby certify that this plat was prepared from field notes of an actual survey made under my supervision and direction in March, 1970.

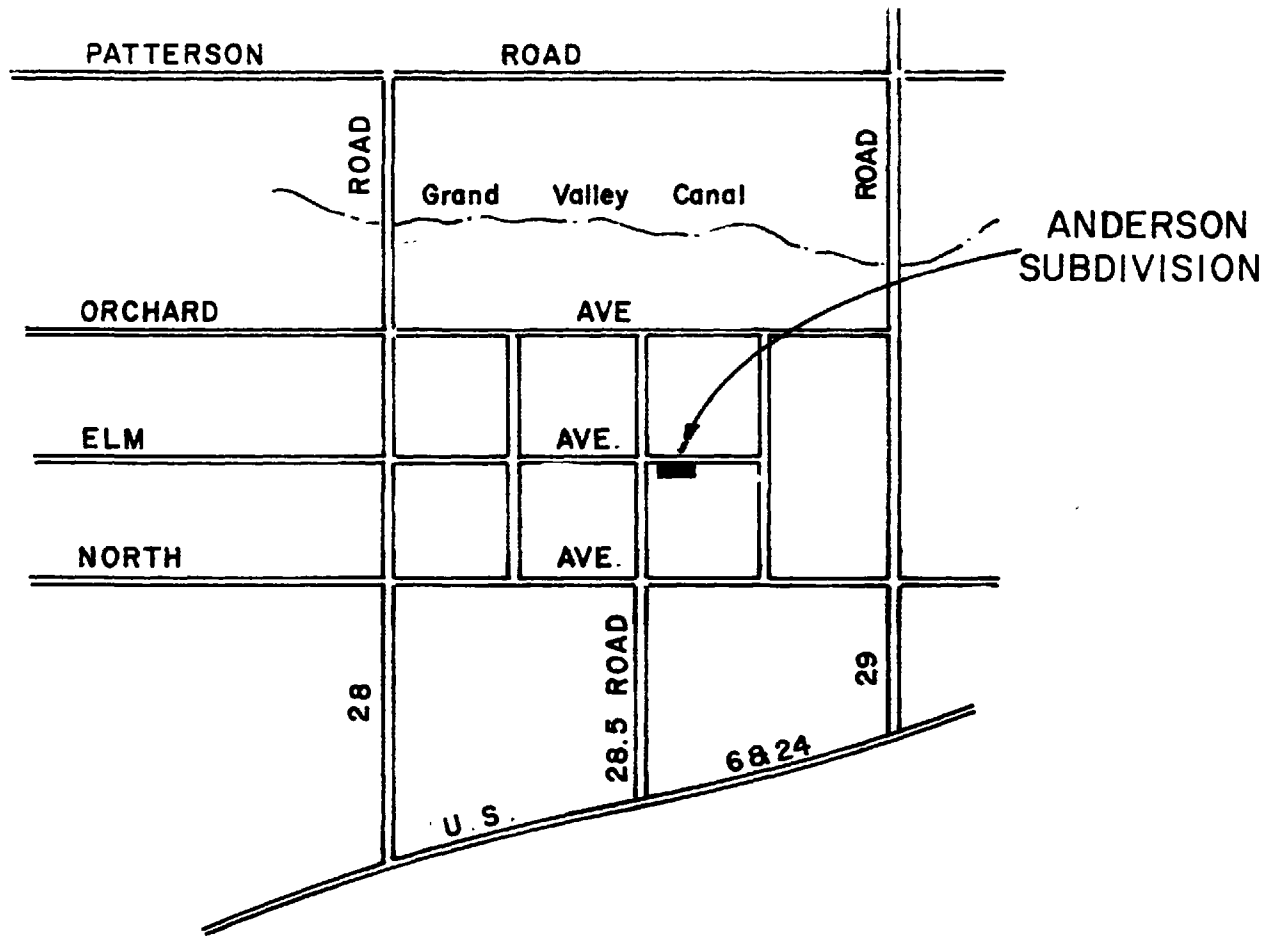
Ward O. Amsbury
Ward O. Amsbury, Colo. Reg. L.S. No. 2148

EASEMENTS

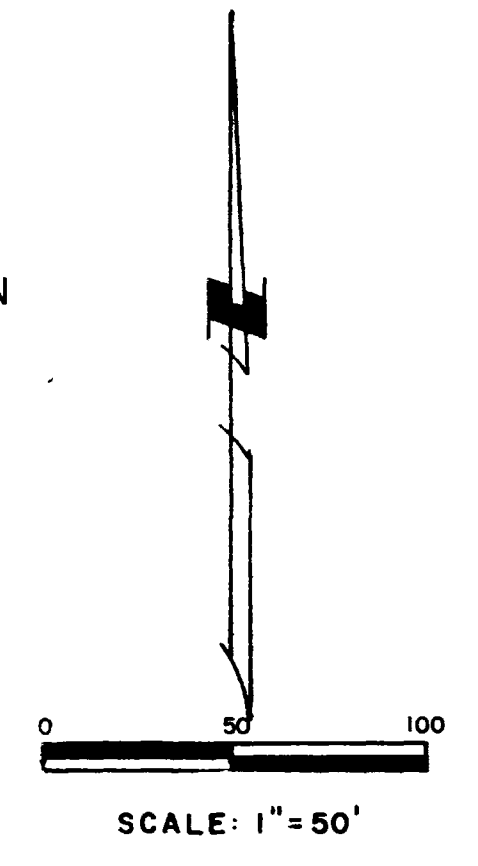
LOT NO.	NORTH	SOUTH	EAST	WEST
1	5'	10'	0'	10'
2	5'	10'	0'	0'
3	5'	10'	0'	0'
4	5'	10'	0'	0'
5	5'	10'	0'	0'
6	5'	10'	0'	0'
7	5'	10'	0'	0'
8	5'	10'	10'	0'

LEGEND

- Mesa County Survey Monument
- Iron Pins set by CONE-Consulting Engineers



LOCATION MAP



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 C. Head Date 4/29/70

ANDERSON SUBDIVISION
CONE CONSULTING ENGINEERS
GRAND JUNCTION, COLORADO