

ARBOR VILLAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Blaine D. Ford and Lee B. Ford are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian as show on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

Commencing at the SE Corner of the W 1/4 SE 1/4 NE 1/4 of Section 12, T1S R1W Ute Meridian; thence N0°04'W 311.0 feet, thence N89°56'E 330.0 feet to the East Line of the W 1/2 SE 1/4 NE 1/4 of said Section 12, thence along the East Line of the W 1/2 SE 1/4 NE 1/4 of said Section 12 N0°04'W 848.96 feet to the Southerly right-of-way of the Grand Valley Canal, thence along said canal N63°51'07"W 281.26 feet, thence along said Canal N86°00'W 150.0 feet, thence along said canal N68°58'08"W 58.57 feet to the North Line of the SE 1/4 NE 1/4 of said Section 12, thence along North Line of the SE 1/4 NE 1/4 of said Section 12 S89°56'W 203.42 feet, to the NW Corner of the SE 1/4 NE 1/4 of said Section 12, thence along the West Line of the SE 1/4 NE 1/4 of said Section 12 S0°04'E 656.0 feet, thence N89°56'E 165.0 feet, thence S0°04'E 360.0 feet, thence N89°56'E 160.0 feet, thence S0°04'E 300.0 feet, thence N89°56'E 5.0 feet to the point of beginning. Containing 13.981 acres more or less.

That said owner has caused the said real property to be laid out and plated as Arbor Village, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

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, electric and cable television 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.

IN WITNESS WHEREOF said Blaine D. Ford and Lee B. Ford have caused their names to be hereunto subscribed this 9th day of January A.D. 1974.

Blaine D. Ford
Blaine D. Ford
Lee B. Ford
Lee B. Ford

STATE OF COLORADO } ss.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9th day of January A.D. 1974 by Blaine D. Ford and Lee B. Ford.

My Commission expires November 12, 1977
Witness my hand and official seal

John C. Shepherd
Notary Public



CITY APPROVAL

This plat of Arbor Village, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 20th day of March 1974.

CITY OF GRAND JUNCTION
By *Walter H. Johnson* City Manager
Paul J. Stevens Chairman, Grand Jct. City Planning Commission
W. G. Landis Public Service Co. of Colo. Gas & Electric Dept.
By *Walter H. Johnson* President of Council
Richard W. ... Director of Development
Arthur O. Byron Grand Junction City Engineer
Thomas ... Mountain States Tele & Tele. Co.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss. 1065255
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:45 o'clock P.M., Apr 4 A.D. 1974, and is duly recorded in Plat Book No. 11, Page 100

Fee 10.00

Ann ...
Clerk & Recorder

By _____ Deputy

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Arbor Village, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

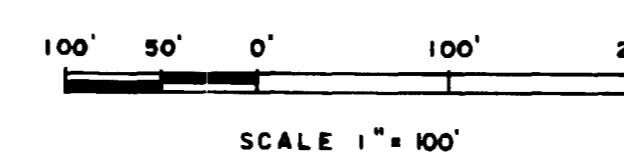
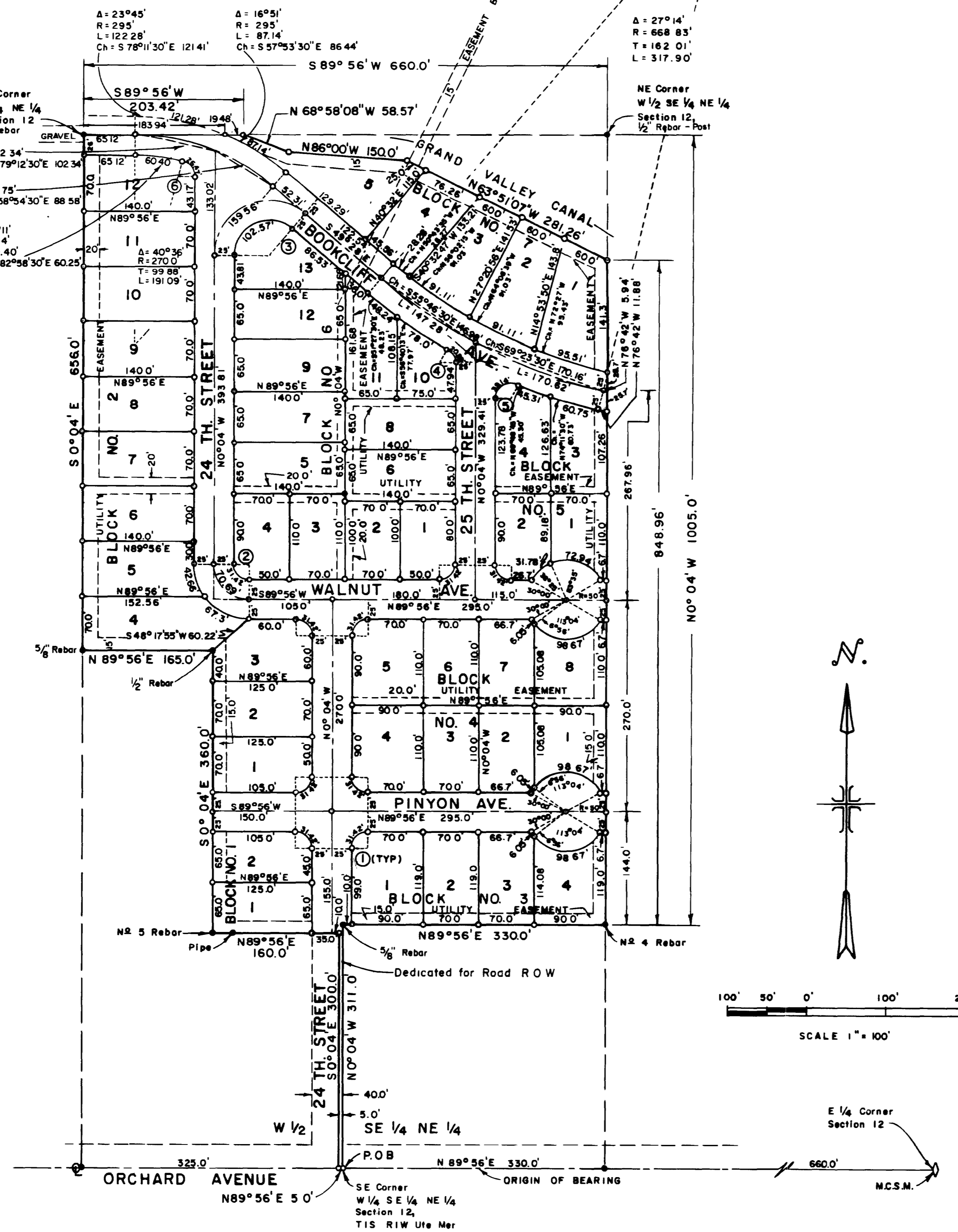
Clarence J. Bielak
Registered Land Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended

Clarence J. Bielak
Mesa County Surveyor
Date 4-9-74



BLOCK	LOT	SQ. FEET
1	1	8,125
1	2	8,039
2	1	8,664
2	2	8,750
3	1	9,014
3	2	12,573
3	3	9,960.9
3	4	9,800
3	5	9,800
3	6	9,800
3	7	9,800
3	8	9,800
3	9	9,800
3	10	9,800
3	11	9,800
3	12	9,320
3	1	10,624
3	2	8,330
3	3	8,322
3	4	9,393.2
4	1	8,583.2
4	2	7,692
4	3	7,700
4	4	9,810
4	5	9,810
4	6	7,700
4	7	7,692
4	8	8,583.2
5	1	6,713.1
5	2	7,318.8
5	3	8,167.5
5	4	9,529.4
6	1	6,914
6	2	7,000
6	3	7,700
6	4	7,614
6	5	9,100
6	6	9,100
6	7	9,100
6	8	9,100
6	9	9,100
6	10	6,230.7
6	11	8,738.5
6	12	9,100
6	13	9,338.7
7	1	10,657
7	2	10,670
7	3	10,266
7	4	9,185
7	5	11,434



CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	ARC L
1 Typ	90°00'	20.0'	20.0'	31.42
2	90°00'	45.0'	45.0'	70.69
3	130°36'	70.0'	152.19'	159.56
4	59°49' 30"	20.0'	11.51	20.88
5	112°07' 30"	20.0'	29.72	39.14
6	75°49'	20.0'		26.47

- LEGEND**
- ⊕ No. 5 Rebar w/cap set at all lot corners.
 - Pipe or rebar found and used as shown.
 - ⊙ Mesa County Survey Monument Brass Cap.

NOTE
A 50ft easement to be dedicated for Tree Planting along all lot lines adjacent to the streets

WESTERN ENGINEERS, INC.
PLAT OF
ARBOR VILLAGE
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO
SURVEYOR C. J. Bielak DRAWN C. J. B. TRACED S. L. A.
GRAND JUNCTION, CO. DWG 1-682-1 12/26/73