

ARNOLD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Glen F. Arnold, W. B. Arnold, and M. E. Arnold 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 Southeast Quarter of Section Ten, Township One South, Range One West of the Ute Meridian as shown on the accompanying plat thereof; said real property being more particularly described by metes and bounds as follows:

Beginning at a point which is S. 00°03' W. 59.0 feet from the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, thence S. 89°30' E. 99.2 feet, thence S. 00°03' W. 250.0 feet, thence N. 89°30' W. 9.2 feet, thence 97.42 feet along the arc of a curve to the left having a radius of 140.0 feet (the chord bears S. 70°33'53" W. 95.47 feet), thence N. 00°03' E. 282.56 feet to the point of beginning.

That said owners have caused the said real property to be laid out and platted as Arnold Subdivision, 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 with further right of ingress and egress to and from the above described utility easement; 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 Glen F. Arnold, W. B. Arnold and M. E. Arnold have caused their names to be hereunto subscribed this 12th day of July, A.D., 1974.

Glen F. Arnold
GLEN F. ARNOLD (TRUSTEE)

W. B. Arnold
W. B. ARNOLD

M. E. Arnold
M. E. ARNOLD

STATE OF COLORADO
COUNTY OF MESA 55

The foregoing instrument was acknowledged before me this 12th day of July, A.D., 1974, by Glen F. Arnold, W. B. Arnold and M. E. Arnold.

My Commission expires May 9, 1977

Witness my hand and official seal.

Richard E. Holligan
NOTARY PUBLIC

CITY APPROVAL

This plat of Arnold Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 7th day of August, A.D., 1974.

CITY OF GRAND JUNCTION

[Signature]
CITY MANAGER

[Signature]
PRESIDENT OF COUNCIL

CHAIRMAN GRAND JCT. CITY PLANNING COMMISSION

[Signature]
DIRECTOR OF DEVELOPMENT

UTILITIES COORDINATING COMMITTEE

[Signature]
GRAND JCT. CITY ENGINEER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA 55

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. _____ A.D., 19____, and is duly recorded in Plat Book Number _____, Page Number _____.

CLERK & RECORDER

By _____ DEPUTY

SURVEYOR'S CERTIFICATE

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

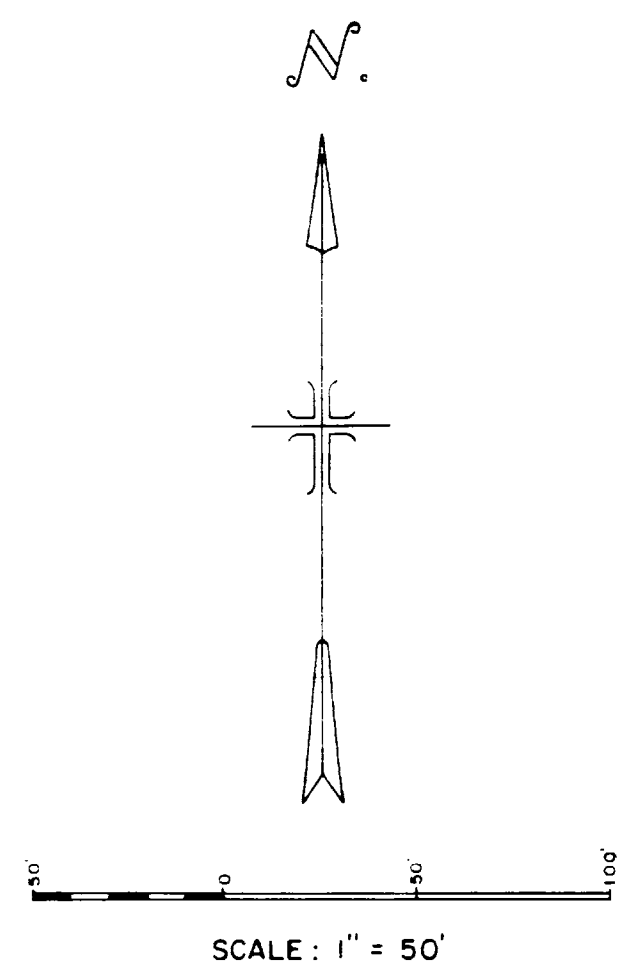
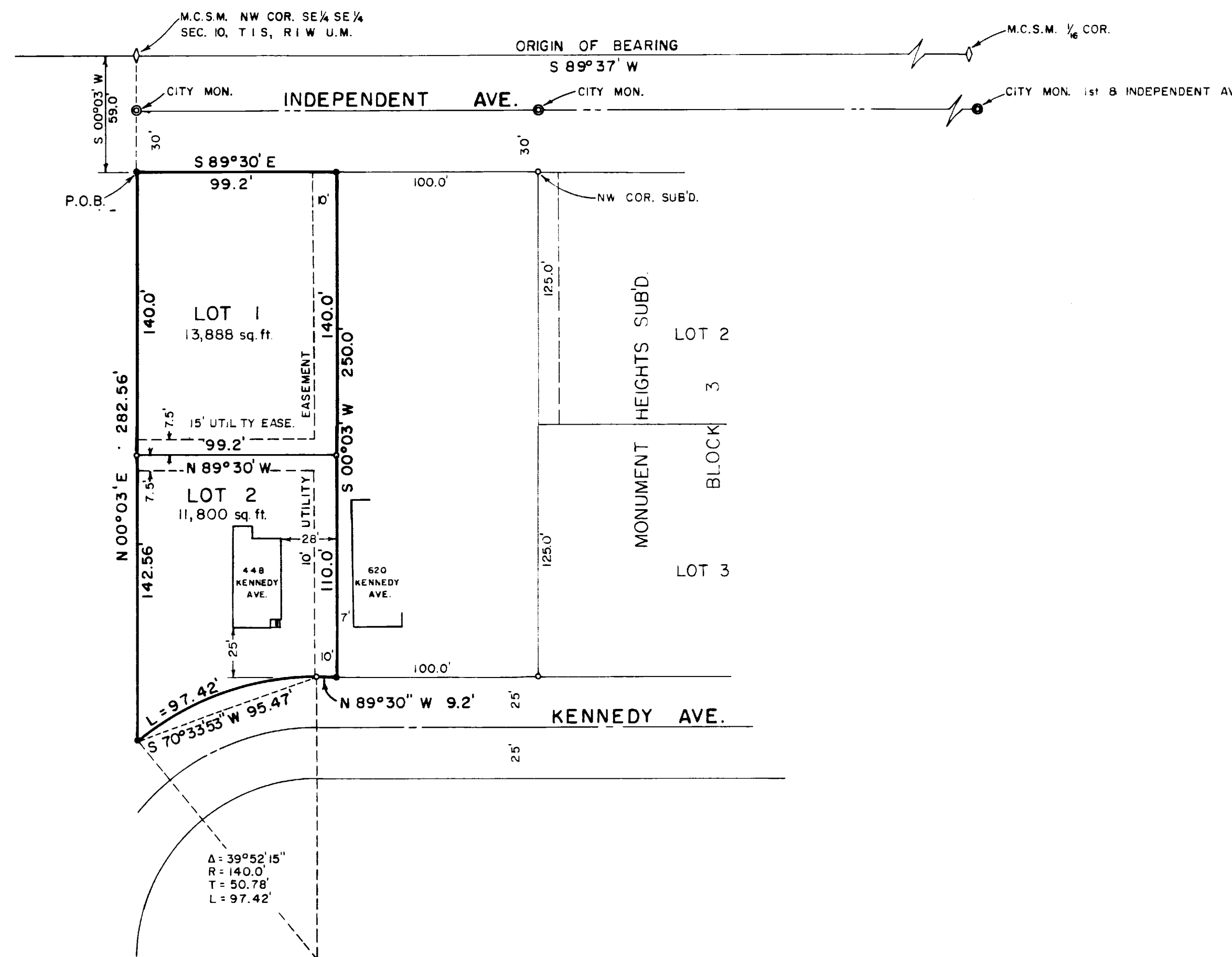
Clarence J. Bielak
REGISTERED LAND SURVEYOR - COLO. REG. NO. 2729

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.

MESA COUNTY SURVEYOR

DATE

WESTERN ENGINEERS, INC.
PLAT OF
ARNOLD SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO
SURVEYED D.B. DRAWN R.W.G. CHECKED C.J.B.
GRAND JUNCTION, COLO. DWG. 7/10/74



- LEGEND:
- ◊ Mesa County Survey Monument
 - City Monument
 - Found No 5 Rebar
 - Set No 5 Rebar w/cap