

# B & B SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Bookcliff Baptist Church, W. H. Harris, trustee, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and lying in the Southwest 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows:

Beginning at a point N00°01'E 484.87 feet and S89°53'E 400 feet from the Southwest corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, thence S89°53'E 619.77 feet, thence N00°01'E 145.0 feet, thence N89°53'W 619.77 feet, thence S00°01'W 145.0 feet to the P.O.B. The West 100 feet thereof to be dedicated for road purposes.

That the said owner has caused the said real property to be laid out and surveyed as B and B Subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owner does 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 alleys on the accompanying plat 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;

IN WITNESS WHEREOF said Bookcliff Baptist Church, W. H. Harris, trustee has caused its name to be hereunto subscribed this 1st day of July A. D. 1968.

BOOKCLIFF BAPTIST CHURCH  
By W. H. Harris  
W. H. Harris, Trustee

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 1st day of July A. D. 1968 by W. H. Harris.

My Commission expires February 23, 1969  
Witness my hand and official seal.

Don R. Granville  
Notary Public

## CITY APPROVAL

This plat of B and B 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 1968.

CITY OF GRAND JUNCTION

By R. Youngerman  
President of Council

Robert P. Baker  
City Manager  
Chairman, Grand Jct. City Planning Comm.

R. C. Hedman  
Director of Development  
Grand Jct. City Engineer

Paul J. Palsick  
Public Service Co. of Colo. - Gas Dept.

William H. ...  
Public Service Co. of Colo. - Electrical Dept.  
Mountain States Tel. & Tel. Co.

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_ A. D., 1968, and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_

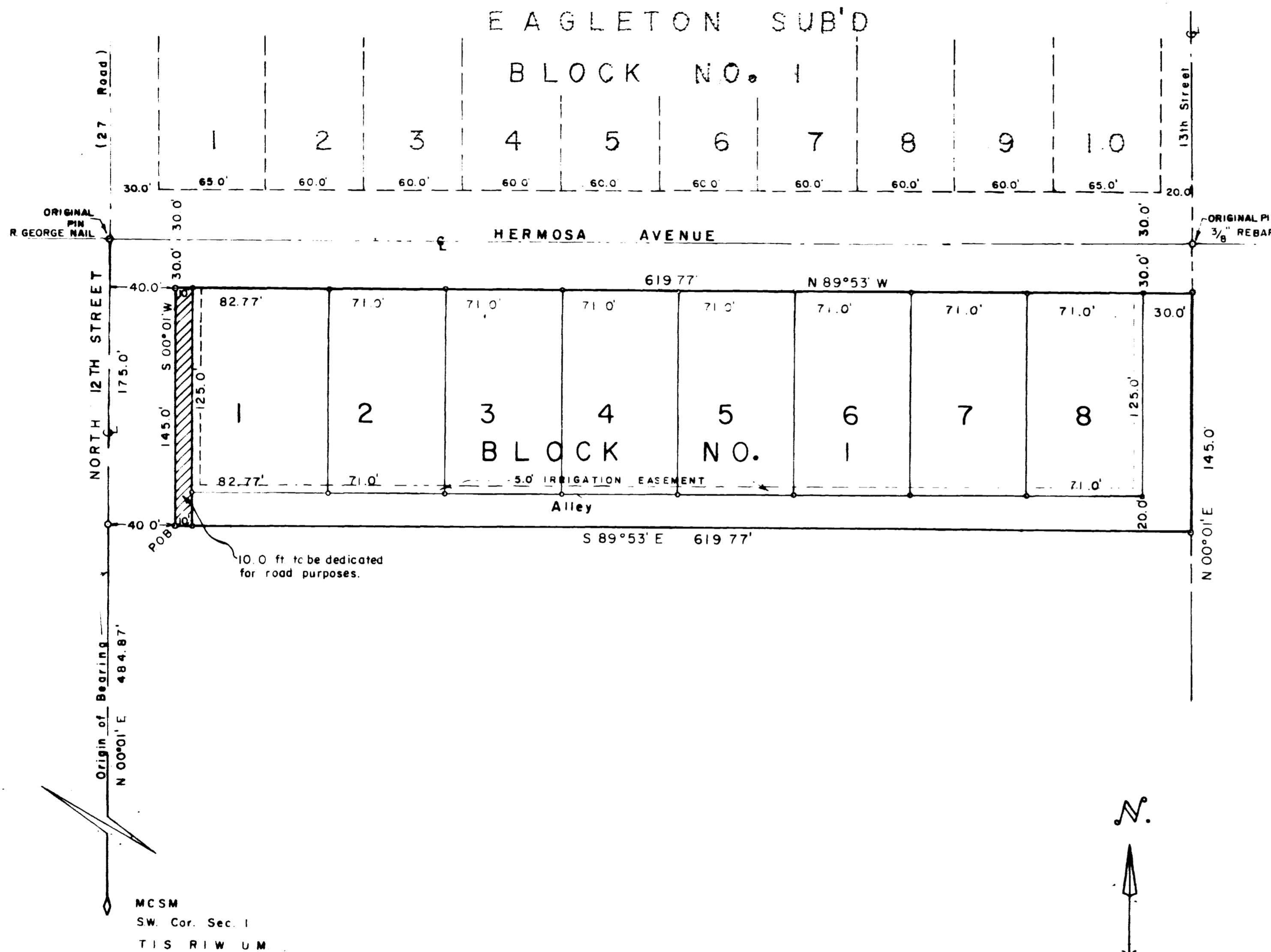
\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy

## SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of B and B Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direct responsibility, supervision and checking and accurately represents a field survey of same.

J. Boyd Peterson  
Registered Land Surveyor



LEGEND  
5/8" Rebar at all property corners

APPROVED FOR CONTENT AND FORM ONLY AND NOT FOR THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING PURSUANT TO C.R.S. 1963, 136-2-2 AS AMENDED.

By J. Boyd Peterson Date: 7-1-1968  
Lead County Surveyor

WESTERN ENGINEERS, INC.  
PLAT OF  
**B & B SUBDIVISION**  
GRAND JUNCTION, COLORADO

Revised 5/5/75

SURVEYED J.A.S. DRAWN F.A.S. TRACED A.S.S. S.S.  
GRAND JUNCTION, COLO. REG. 1-485-2 8/14/68