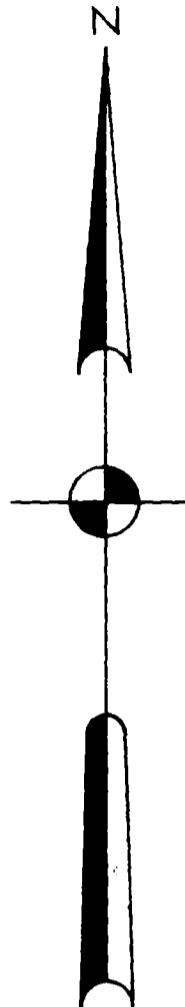


EXPLANATION
 ○ 1" Pipe
 ● 3/8" Ø x 12" Spike



SCALE 1" = 100'

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 W¹/₂ NW¹/₄ NE¹/₄ 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 NE¹/₄ 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 N 57° 32' W 231.13 feet; thence
 N 70° 58' W 153.38 feet; thence N 63° 26' W 78.26 feet; thence
 N 84° 22' W 60.29 feet; thence S 48° 46' W 179.10 feet; thence
 S 85° 37' W 219.80 feet; thence S 47° 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 31 1958
 My Commission Expires

W. C. Tomlinson
 Notary Public

APPROVAL

Approved this THIRD day of MARCH, 1955

J. A. Buxton
 Director of Public Works & Planning

W. D. Soyars
 City Manager

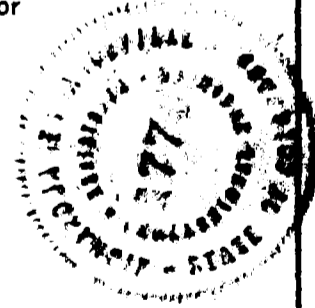
This plat of the BOOKCLIFF MANOR SUBDIVISION was
 approved and accepted on this THIRD day of
MARCH, 1955.

W. D. Soyars
 President of the Council
 Attest: W. 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.	1-17-1	JANUARY 16, 1955