

CINDY ANN SUBDIVISION

REPLAT OF LOTS 4 THROUGH 8 BLOCK 3 AND LOTS 2 THROUGH 13 BLOCK 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Charles D. Wiman and Noel B. Norris, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Northwest Quarter (N.W. 1/4) of Section 7, Township 1 South, Range 1 East 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 the Northeast Corner of Lot 1, Block 4, Cindy Ann Subdivision, a subdivision in the City of Grand Junction as filed and recorded in the records of Mesa County, Colorado; Thence South 89°58'00" West along the North line of said Lot 1 Block 4 of said Cindy Ann Subdivision a distance of 127.00 feet; Thence North 00°02'00" West along the East right-of-way line of Court Road a distance of 675.54 feet; Thence South 89°58'00" West a distance of 50.00 feet said point being on the West right-of-way line of Court Road and the Northeast Corner of Lot 3 and Southeast Corner of Lot 4 Block 3, of said Cindy Ann Subdivision; Thence North 82°26'19" West along a line common to Lots 3 and 4 Block 3 of said Cindy Ann Subdivision a distance of 166.46 feet; Thence North 00°02'00" West a distance of 235.12 feet to a point on the South right-of-way line of the Grand Valley Canal; Thence South 85°02'00" East along said South right-of-way line of the Grand Valley Canal a distance of 343.31 feet; Thence South 00°02'00" East along the East line of said Cindy Ann Subdivision a distance of 902.74 feet to the Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as Cindy Ann Subdivision, Replat of Lots 4 through 8 Block 3 and Lots 2 through 13 Block 4, a subdivision of a part the County of Mesa;

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, drainage, and gas easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, storm and sanitary sewer mains, water mains and gas pipe lines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for street graveling or improvements shall be financed by the seller or purchaser not the City of Grand Junction.

IN WITNESS WHEREOF, said owners, Charles D. Wiman and Noel B. Norris, have caused their names to be hereunto subscribed this 5th day of July, A.D., 1972.

Charles D. Wiman
Noel B. Norris

STATE OF COLORADO, ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of July, A.D., 1972, by Charles D. Wiman and Noel B. Norris.
My Commission expires April 5, 1975
Witness my hand and official seal

Donald H. Wynn Jr.
Notary Public

STATE OF COLORADO, ss
COUNTY OF MESA)

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:14 o'clock P.M., Oct 25, A.D., 1972, and is duly recorded in plot book 11, page 68

For 10.00
Annex M. Dunston By _____
Clerk and Recorder Deputy

CITY APPROVAL

This plat of Cindy Ann Subdivision Replat of Lots 4 through 8 Block 3 and Lots 2 through 13 Block 4, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved this 17th day of October, 1972, by

President of Council

Grand Junction City Manager

Utilities Coord. Committee

Director of Development

Grand Junction City Engineering

Chairman, Grand Jct. City Planning Commission

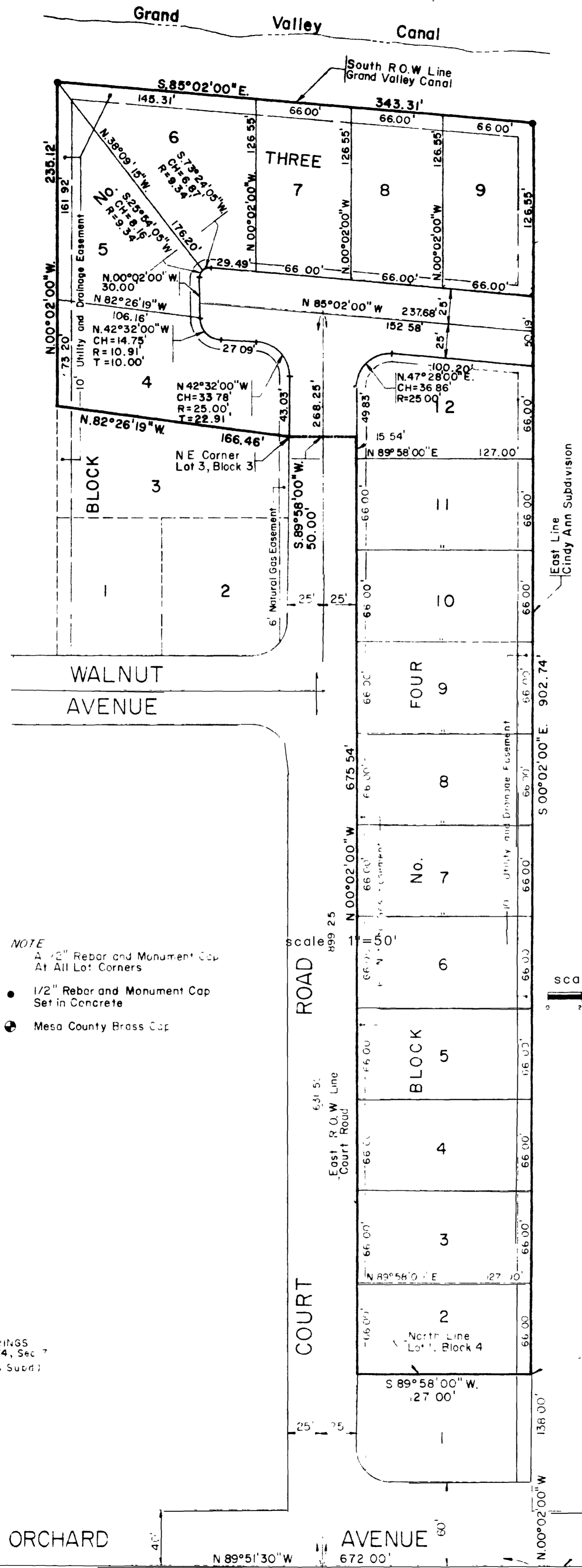
SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr. do hereby certify that the accompanying plat of Cindy Ann Subdivision, Replat of Lots 4 through 8 Block 3 and Lots 2 through 13 Block 4, a subdivision of a part of the City of Grand Junction, has been prepared under my direct responsibility, and checking and accurately represents a field survey of same.

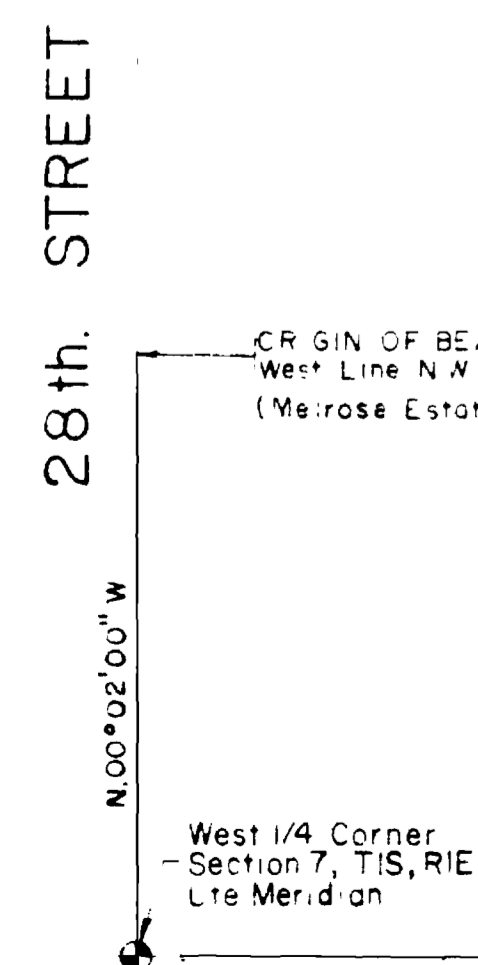
James T. Patty, Jr.
Registered Land Surveyor
Colorado Reg. No. 9960

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

By _____ Date 10/17/72
Mesa County Surveyor



NOTE
 A 1/2" Rebar and Monument Cap At All Lot Corners
 1/2" Rebar and Monument Cap Set in Concrete
 Mesa County Brass Cap



70-2-6JT-0153
CINDY ANN SUBDIVISION
 REPLAT OF LOTS 4-8 BLOCK 3
 AND LOTS 2-13 BLOCK 4

PREPARED BY
NELSON-HALEY-PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION-GREELEY, COLORADO MAY, 1972