

COLORADO WEST DEVELOPMENT PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, ARE, THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING IN A PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (NWCOR) OF SAID SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 24 TO BEAR SOUTH 89°46'00" EAST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE SOUTH 89°46'00" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 24 A DISTANCE OF 1,325.53 FEET TO THE NORTHEAST CORNER (NECOR) OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 24, THENCE SOUTH 00°06'38" EAST ALONG THE EAST LINE OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 24 A DISTANCE OF 1,680.41 FEET; THENCE NORTH 89°46'00" WEST A DISTANCE OF 1,251.72 FEET THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 45°05'02" WEST A DISTANCE OF 35.45 FEET THENCE SOUTH 89°56'05" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 24 THENCE NORTH 00°03'55" WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 24 A DISTANCE OF 1,705.74 FEET TO THE POINT OF BEGINNING THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 51.186 ACRES

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS COLORADO WEST DEVELOPMENT PARK A SUBDIVISION OF A PART OF 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 AND DRAINAGE EASEMENTS ON THE ACCOMPANYING PLAT FOR EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES, CABLES, IRRIGATION, STORM AND SANITARY SEWER MAINS, WATER MAINS AND GAS PIPE LINES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES REFERRED TO ABOVE FOR GRADING, LAND SCAPING, AND FOR STREET GRAVELING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER--NOT THE COUNTY OF MESA

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 28th DAY OF January A.D. 1974.

M.A. Cornelson
M.A. CORNELISON, PRES. DALE J. HOLLINGSWORTH, SEC.
COLORADO WEST IMPROVEMENT, INC.

Lewis A. Dykstra
LEWIS A. DYKSTRA

Magdalena S. Dykstra
MAGDALINA S. DYKSTRA

C.J. Patterson
C.J. PATTERSON COMPANY

STATE OF COLORADO)ss
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF January A.D. 1974 BY D.S. DYKSTRA, LEWIS A. DYKSTRA, LEWIS A. DYKSTRA, MAGDALINA S. DYKSTRA, HENRY J. FAUSSONE AS EXECUTIVE VICE PRESIDENT OF MUTUAL SAVINGS & LOAN ASSOC. A CORPORATION, D.W. FORD AS VICE PRESIDENT AND J.A. BAKER AS ASSISTANT SECRETARY OF C.J. PATTERSON COMPANY, A CORPORATION, M.A. CORNELISON AS PRESIDENT AND DALE J. HOLLINGSWORTH AS SECRETARY OF COLORADO WEST IMPROVEMENT INC. A CORPORATION.
MY COMMISSION EXPIRES June 15, 1974
WITNESS MY HAND AND OFFICIAL SEAL.

CITY APPROVAL

STATE OF COLORADO)ss
COUNTY OF MESA)

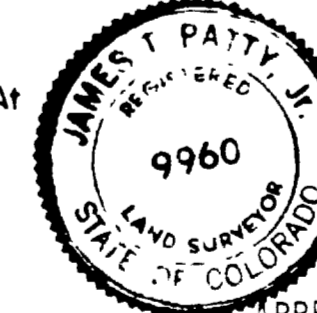
THIS PLAT OF COLORADO WEST DEVELOPMENT PARK, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED AND ACCEPTED THIS 12th DAY OF March A.D. 1974 BY

James T. Patty, Jr.
JAMES T. PATTY, JR.
REGISTERED LAND SURVEYOR
COLORADO REG. NO. 9960

Robert C. Young
ROBERT C. YOUNG
GRAND JUNCTION CITY ENGINEER

SURVEYOR'S CERTIFICATE

JAMES T. PATTY, JR. DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF COLORADO WEST DEVELOPMENT PARK, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECT RESPONSIBILITY AND CHECKING AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME



James T. Patty, Jr.
JAMES T. PATTY, JR.
REGISTERED LAND SURVEYOR
COLORADO REG. NO. 9960

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

Reggie C. Head
REGGIE C. HEAD
MESA COUNTY SURVEYOR
DATE 6-14-74

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) 1070349

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:05 O'CLOCK A.M. JUNE 17, 1974 AND IS DULY RECORDED IN PLAT BOOK 11 PAGE 788
Annie M. Johnston
ANNIE M. JOHNSTON
CLERK AND RECORDER
Fee 10.00

COLORADO WEST DEVELOPMENT PARK

PREPARED BY
NELSON-HALEY-PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION-SGREELEY, COLORADO
JAN, 1974

72-2-LDV-0125

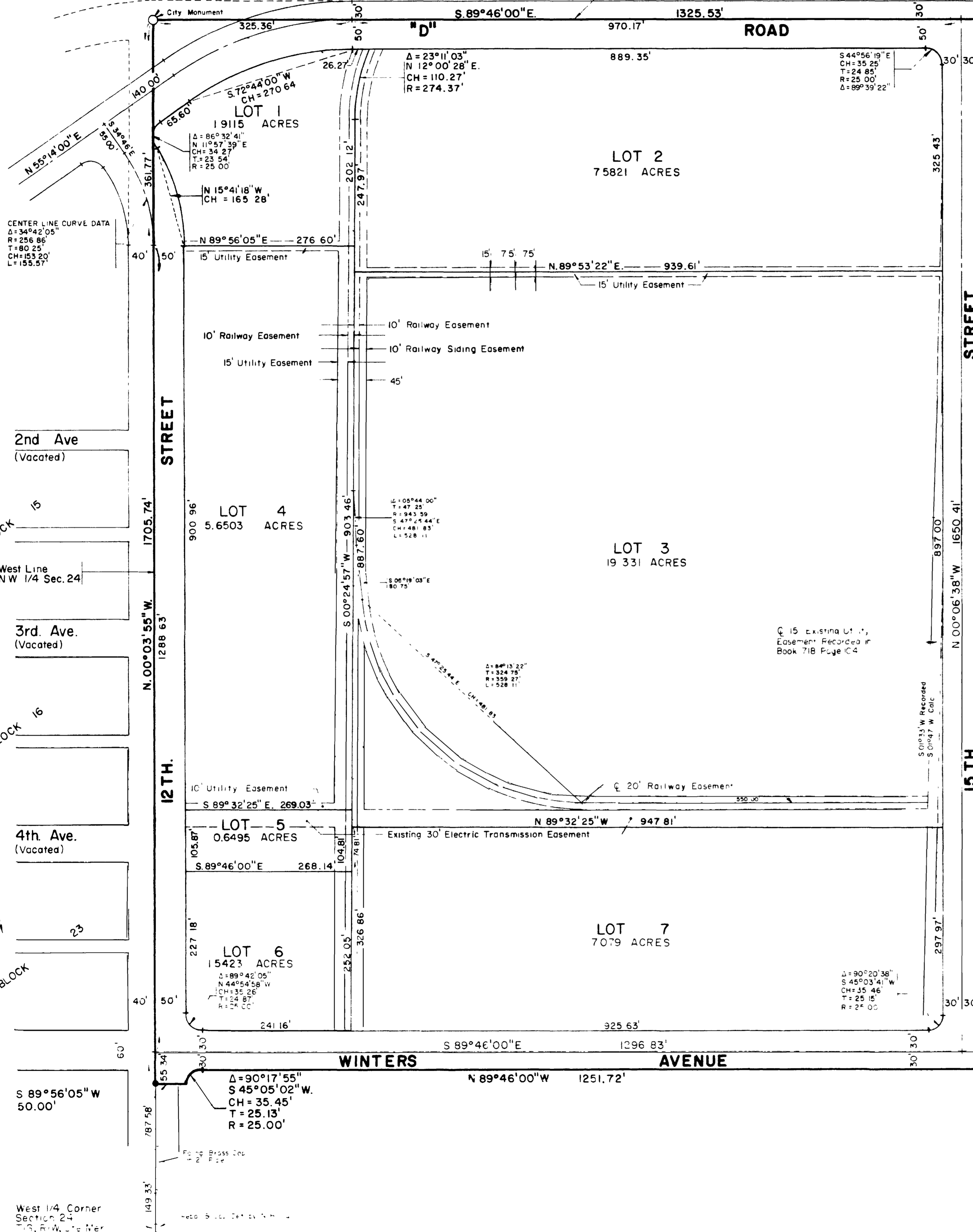
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CENTER LINE CURVE DATA
Δ = 350°00'00"
R = 500.00'
T = 157.65'
CH = 300.71'
L = 305.43'

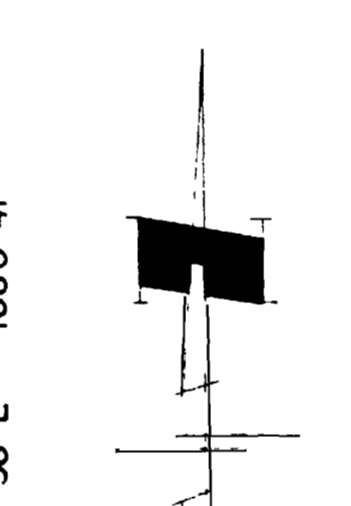
N.W. Corner
Section 24
T1S, R1W, Ute Meridian
POINT OF BEGINNING

North Line
NW 1/4, Sec. 24
ORIGIN OF BEARINGS

NE Corner
West 1/2 N.W. 1/4
Section 24
T1S, R1W, Ute Meridian



East Line
West 1/2 N.W. 1/4
Section 24



SCALE 1"=100'

- 1/2" Rebar And Cap Set In Concrete
- 1/2" Rebar And Cap At All Lot Corners