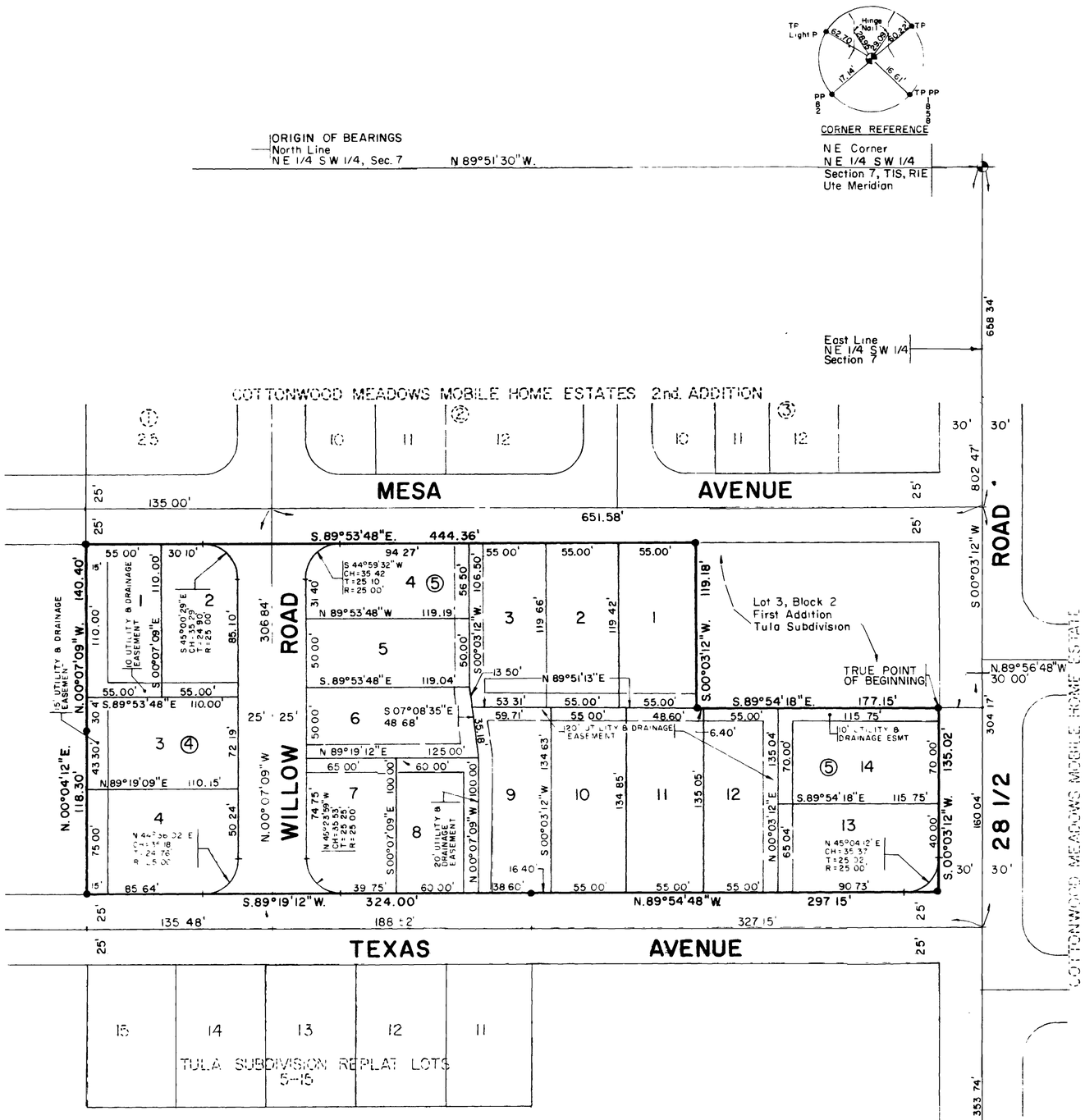
COTTONWOOD MEADOWS SUBDIVISION

A REPLAT OF BLOCK 2, FIRST ADDITION, TULA SUBDIVISION AND A SECOND REPLAT OF LOTS 6 THRU 15 OF TULA SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Thomas J Brimhall is the Owner of that real property situated in County of Mesa State of Colorado and lying in part of the Northeast Quarter (NE1 4) of Southwest Quarter (SW1 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 as follows

Commencing at the Northeast Corner (NECor) of the Northeast Quarter (NE1 4) of the Southwest Quarter (SW1 4) of said Section 7 and considering the North line of said Northeast Quarter (NE1 4) of the Southwest Quarter (SW1 4) of said Section 7 to bear North 89°51' 30" West with all bearings contained herein relative thereto. Thence South 00°03'12" West along the East line of the Northeast Quarter (NE1 4) of the Southwest Quarter (SW1 4) of said Section 7 802 47 feet, Thence North 89 56'48" West 30 00 feet to the True Point of Beginning said Point of Beginning being the Southeast Corner (SECor) of Lot 3 Block 2 First Addition Tula Subdivision Thence South 00°03'12" West 119 18 feet Thence North 89°54' 48" West 297 15 feet, Thence South 89°19'12" West 324 30 feet The ce North 00°04'12" East 118 30 feet, Thence North 00°07'09" West 140 40 feet, Thence South 89 53'48" East 444 36 feet to the Northwest Corner (NWCor) of Lot 3 Block 2 First Addition Tula Subdivision, Thence South 00°03'12" West 119 18 feet to the Southwest Corner (SWCor) of Lot 3 Block 2, First Addition Tula Subdivision, Thence South 89°54'18" East 177 15 feet to the True Point of Beginning

The above described tract of land contains 3 158 acres

That said Owner has caused the said real property to be laid out and surveyed as Cottonwood Meadows Subdivision a replat of Block 2 First Addition Tula Subdivision and a second replat of Lots 6 through 15 of Tula Subdivision

That said Owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat for the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility drainage and irrigation 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

IN WITNESS WHEREOF said Owner Thomas J Brimhall has caused his name to be hereunto subscribed this 21st day of March A D 1972

Thomas J. Brimhall
Thomas J Brimhall

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of March A D 1972 By Thomas J Brimhall

My Commission expires January 12, 1975
Witness my hand and official seal

Nancy M. Ross
Notary Public

CLERK AND RECORDER'S 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 1972 and is duly recorded in Plat Book No ___ Page ___

Clerk and Recorder

By ___
Deputy

CITY APPROVAL

This plat of Cottonwood Meadows Subdivision and a replat of Block 2 First Addition Tula Subdivision and a second replat of Lots 6 thru 15 Tula Subdivision a subdivision of the City of Grand Junction County of Mesa State of Colorado was approved and accepted this 21st day of March 1972, by

W. J. Godard Jr.
Public Service Co of Colo
Gas and Electrical Departments

President of Council

R. E. Hoffman
Grand Junction City Engineer

Grand Junction City Manager

Director of Development

John E. Murphy
Mountain Bell Telephone

Lew Lucero
acting Chairman, Grand Junction City Planning Commission

SURVEYOR'S CERTIFICATE

I James T Patty Jr do hereby certify that the accompanying plat of Cottonwood Meadows Subdivision a replat of Block 2 First Addition Tula Subdivision a second replat of Lots 6 through 15 Tula Subdivision a subdivision of a part of the City of Grand Junction 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 the accuracy of surveys calculations or drafting Pursuant to C R S 1963 136-2-2 as amended

By Roger C. Head
Mesa County Surveyor

Date March 30th 1972

71-2-GJT-0131

RECORDED APRIL 10, 1972
BOOK 11 PAGE 53

COTTONWOOD MEADOWS SUBDIVISION

Prepared By
NELSON, HALEY, PATTERSON & QUIRK
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO FEB. 1972

01014901.tif