

# D & W SUBDIVISION

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned George E. Wheeler and Bruce E. Dixon are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter of the Northwest Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian as shown on the accompanying plat thereof; said real property being more particularly described by metes and bounds as follows:

Beginning at a point on the East Line of the SE 1/4 NW 1/4 of Section 18, Township 1 South Range 1 East of the Ute Meridian From whence the Northeast Corner of said SE 1/4 NW 1/4 bears N 00°07' W 405.00 feet, thence S 00°07' E 471.15 feet to the Northerly Right-of-Way of U S Highway 6 and 24, thence along said Right-of-Way S 79°52' W 20.3 feet, thence S 39°56' W 76.7 feet, thence S 79°52' W 601.03 feet to the West Line of the E 1/2 of Said SE 1/4 NW 1/4, thence N 00°00' E 641.3 feet, thence S 89°49'30" E 659.9 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and platted as D & W Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

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 easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric and cable television 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 George E. Wheeler and Bruce E. Dixon have caused their names to be hereunto subscribed this 5<sup>th</sup> day of February A.D. 1974.

*George E. Wheeler*  
George E. Wheeler  
*Bruce E. Dixon*  
Bruce E. Dixon

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February A.D. 1974 by George E. Wheeler and Bruce E. Dixon.

My Commission expires November 12, 1977

Witness my hand and official seal

*John C. Shepherd*  
Notary Public

### CITY APPROVAL

This plat of D & W Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_ 197\_\_.

*[Signature]*  
City Member  
*[Signature]*  
Chairman, Grand Jct City Planning Commission  
*[Signature]*  
Public Service Co. of Colo. - Gas & Electric Dept.  
*[Signature]*  
Director of Development  
*[Signature]*  
Grand Junction City Engineer  
*[Signature]*  
Mountain States Tele. & Tele. Co.

### 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., 197\_\_, and is duly recorded in Plat Book No \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
Clerk & Recorder  
By \_\_\_\_\_  
Deputy

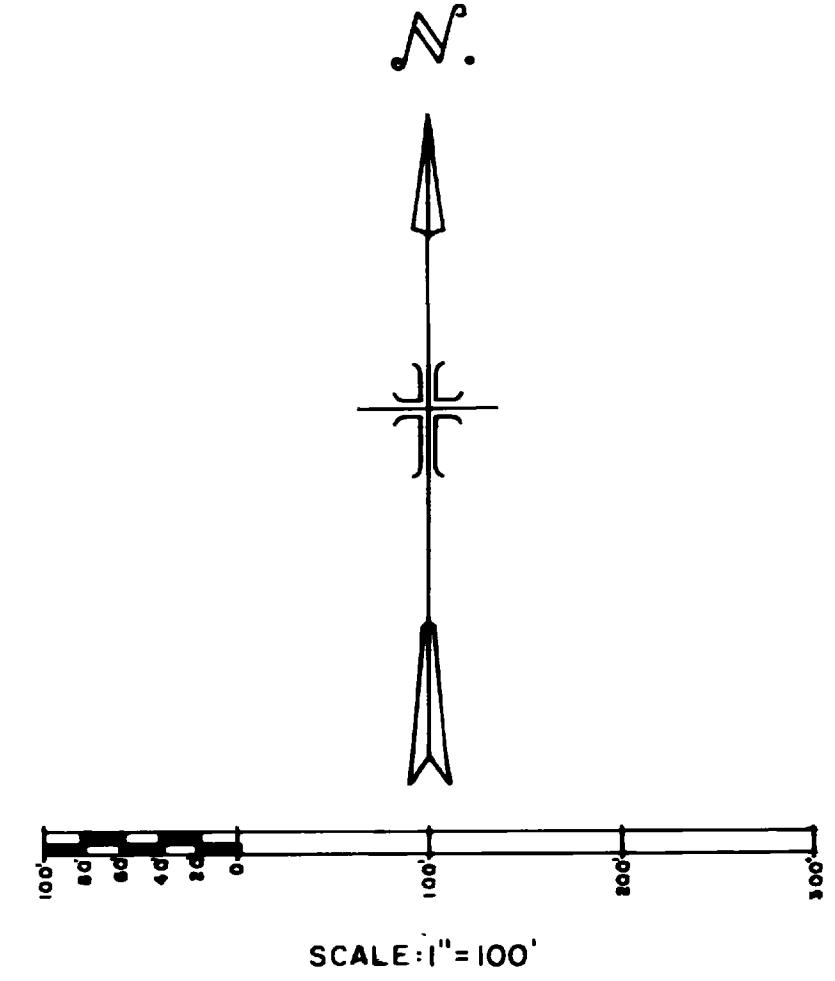
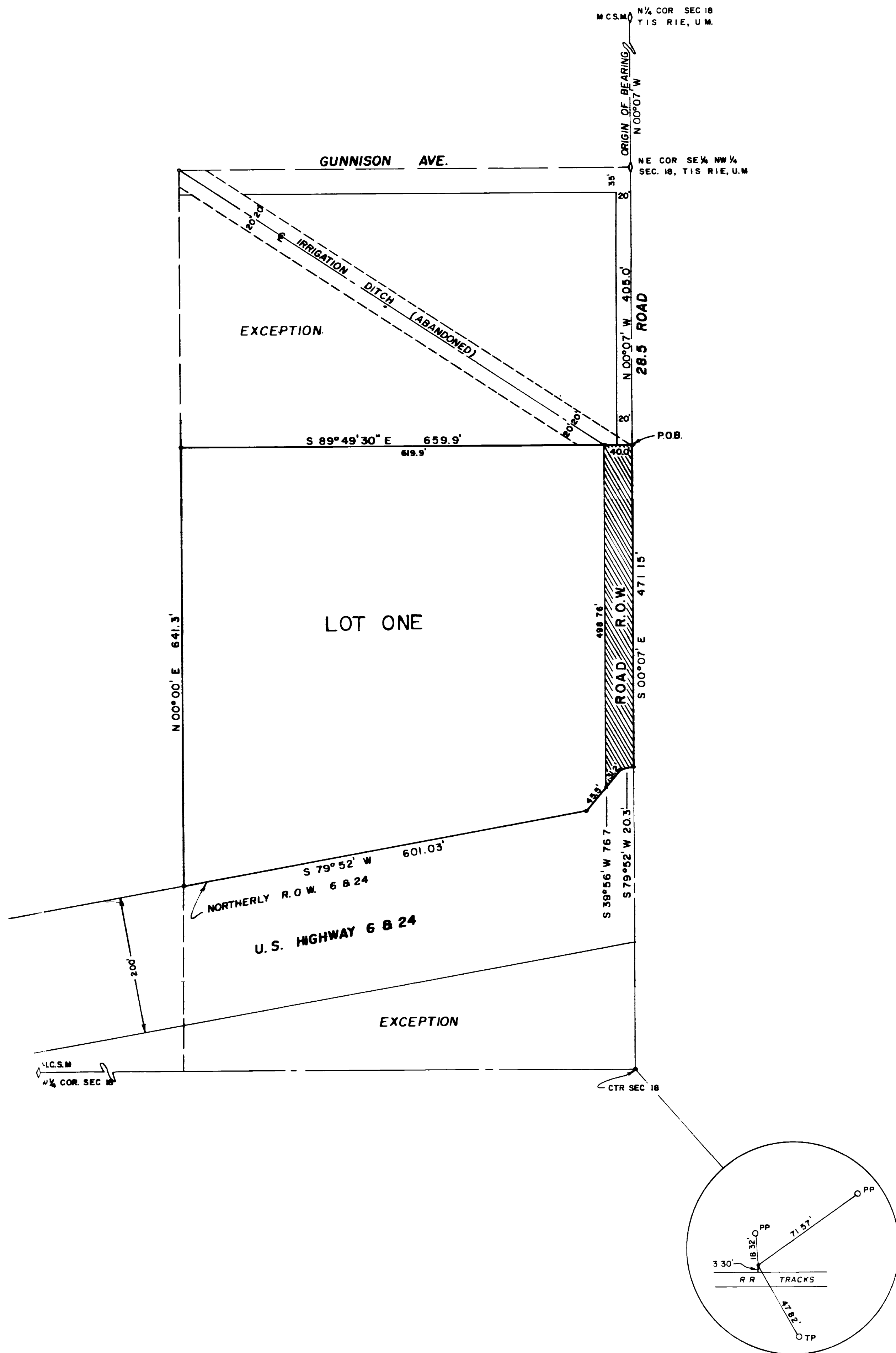
### SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of D & W Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*Clarence J. Bielak*  
Registered Land Surveyor

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

\_\_\_\_\_  
Mesa County Surveyor Date



WESTERN ENGINEER  
PLAT OF  
**D & W SUB**  
CITY OF GRAND J  
MESA COUNTY, CO  
SURVEYED D.B. DRAWN C.J.B.  
GRAND JUNCTION, COLO. DWS. 1-