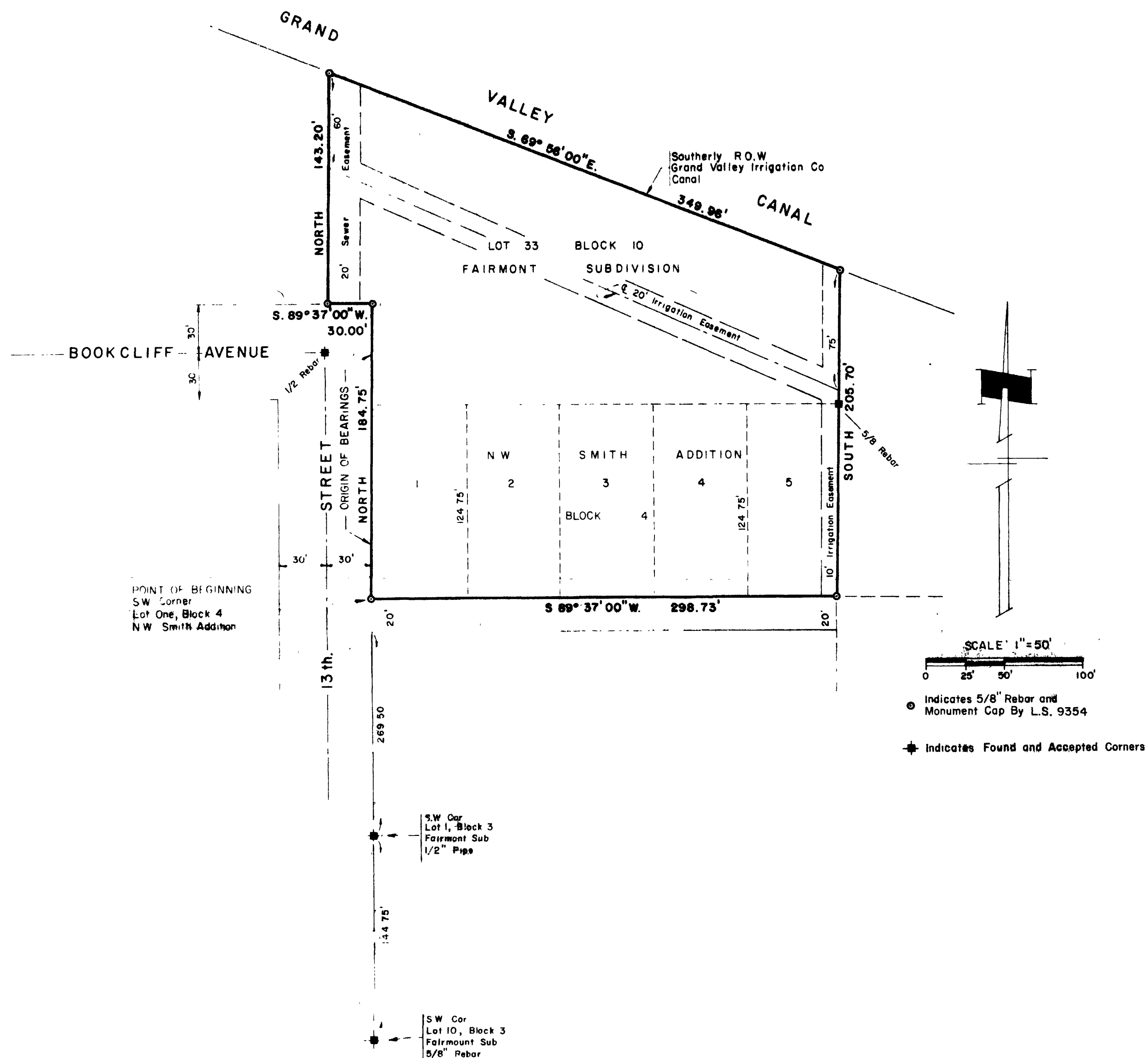


# DOUBLE TREE SUBDIVISION

A REPLAT OF LOTS 1-5 BLOCK 4 N.W. SMITH ADDITION, & A PART OF LOT 33 BLOCK 10 FAIRMONT SUBDIVISION



**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, STATE OF COLORADO AND BEING LOTS 1, 2, 3, 4, AND 5, IN BLOCK 4 OF N.W. SMITH ADDITION, AND ALL THAT PART OF LOT 33 IN BLOCK 10 OF FAIRMONT SUBDIVISION, LYING SOUTH OF THE GRAND VALLEY IRRIGATION COMPANY CANAL RIGHT-OF-WAY; TOGETHER WITH THAT STREET VACATED BY ORDINANCE NO. 1427 CITY COUNCIL OF GRAND JUNCTION RECORDED IN BOOK 971 AT PAGE 117; SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF LOT ONE, BLOCK 4 OF THE N.W. SMITH ADDITION; THENCE NORTH 184.75 FEET; THENCE S. 89° 37' 00\"/>

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND PLATTED AS DOUBLE TREE SUBDIVISION, A REPLAT OF LOTS 1 - 5, BLOCK 4 N.W. SMITH ADDITION, AND A PART OF LOT 33 BLOCK 10 FAIRMONT SUBDIVISION A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, AVENUES, AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DEDICATES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS STREETS, AVENUES, ROADS AND 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; GAS PIPELINES; WITH FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED UTILITY EASEMENTS; AND THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS IRRIGATION EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION DITCHES, FLUMES, AND CONDUITS; AND THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS DRAINAGE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE DITCHES, FLUMES, AND CONDUITS.

IN WITNESS WHEREOF DENNIS L. GRANUM, HUSBAND AND KAREN L. GRANUM, WIFE HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 12<sup>th</sup> DAY OF May A.D., 1975.

*Dennis L. Granum* *Karen L. Granum*  
 DENNIS L. GRANUM, HUSBAND KAREN L. GRANUM, WIFE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF May A.D., 1975 BY DENNIS L. GRANUM, HUSBAND AND KAREN L. GRANUM, WIFE.  
 MY COMMISSION EXPIRES: May 1, 1977  
 WITNESS MY HAND AND OFFICIAL SEAL.

*Theresa Sue Bonds*  
 NOTARY PUBLIC

**CITY APPROVAL**  
 THIS PLAT OF DOUBLE TREE SUBDIVISION, A REPLAT OF LOTS 1-5 BLOCK 4 N.W. SMITH ADDITION, AND A PART OF LOT 33 BLOCK 10 FAIRMONT SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, AND THE STATE OF COLORADO WAS APPROVED AND ACCEPTED ON THIS 7 DAY OF May A.D., 1975.

*James A. ...* CITY MANAGER  
*Donnell ...* CHAIRMAN, GRAND JUNCTION CITY PLANNING COMMISSION  
*R. H. ...* UTILITIES COORDINATING COMMITTEE  
*Donnell ...* PRESIDENT OF COUNCIL  
*Charles ...* GRAND JUNCTION CITY ENGINEER

**CLERK AND RECORDER'S CERTIFICATE**  
 STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9 O'CLOCK M. A.D., 1975, AND IS DULY RECORDED IN PLAT BOOK 11, PAGE 156-157-158

CLERK AND RECORDER  
 BY \_\_\_\_\_  
 DEPUTY

**SURVEYOR'S CERTIFICATE**  
 I, O.L. HELLING DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF DOUBLE TREE SUBDIVISION, A REPLAT OF LOTS 1-5 BLOCK 4 N.W. SMITH ADDITION, AND A PART OF LOT 33 BLOCK 10 FAIRMONT SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, AND STATE OF COLORADO, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME  
*O.L. Helling*  
 O.L. HELLING REG. LAND SURVEYOR  
 COLG. REG. NO. 9354

APPROVED FOR CONTENT AND FORM ONLY AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS, & DRAFTING. PURSUANT TO C.R.S. 1963, 136-2-2 AS AMENDED. C-30-75  
**DOUBLE TREE SUBDIVISION**  
**ROBERT P. GERLOFS**  
 Engineering Consultants 552 MAIN ST. GRAND JCT. COLO. PHONE 243-8966  
 APRIL, 1975