

FINKEL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Roy W. Finkel and Eleanor M. Finkel are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Northeast Quarter of the Southeast Quarter of Section Ten (10), Township One (1) South, Range One (1) West of the Ute 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 S 89° 37' W 407.0 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian,
 thence N 00° 05' W 180.0 feet,
 thence S 89° 37' W 137.0 feet,
 thence S 00° 05' E 180.0 feet,
 thence N 89° 37' E 137.0 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and platted as Finkel 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 telephones, 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.

Improvement Agreement: Further, that the seller or purchaser will voluntarily agree to enter into an improvement district for paving, curb, gutter, and sidewalk at which time one is formed.

IN WITNESS WHEREOF said Roy W. Finkel and Eleanor M. Finkel have caused their names to be hereunto subscribed this 29th day of May A.D., 1974.

Roy W. Finkel
 ROY W. FINKEL
Eleanor M. Finkel
 ELEANOR M. FINKEL

STATE OF COLORADO ss
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 29th day of May A.D. 1974 by Roy W. Finkel and Eleanor M. Finkel.
 My Commission expires Nov 12, 1977
 Witness my hand and official seal.

John C. Shepherd
 JOHN C. SHEPHERD
 NOTARY PUBLIC



CITY APPROVAL

This plat of Finkel Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this ___ day of ___, A.D., 19__.

CITY OF GRAND JUNCTION

[Signature]
 CITY MANAGER
[Signature]
 PRESIDENT OF COUNCIL
[Signature]
 DIRECTOR OF DEVELOPMENT
[Signature]
 CHAIRMAN GRAND JCT CITY PLANNING COMMISSION
[Signature]
 UTILITIES COORDINATING COMMITTEE
[Signature]
 DISTRICT CITY ENGINEER

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., 19___, and is duly recorded in Plat Book Number ___ Page Number ___

By _____
 CLERK & RECORDER
 DEPUTY

SURVEYOR'S CERTIFICATE

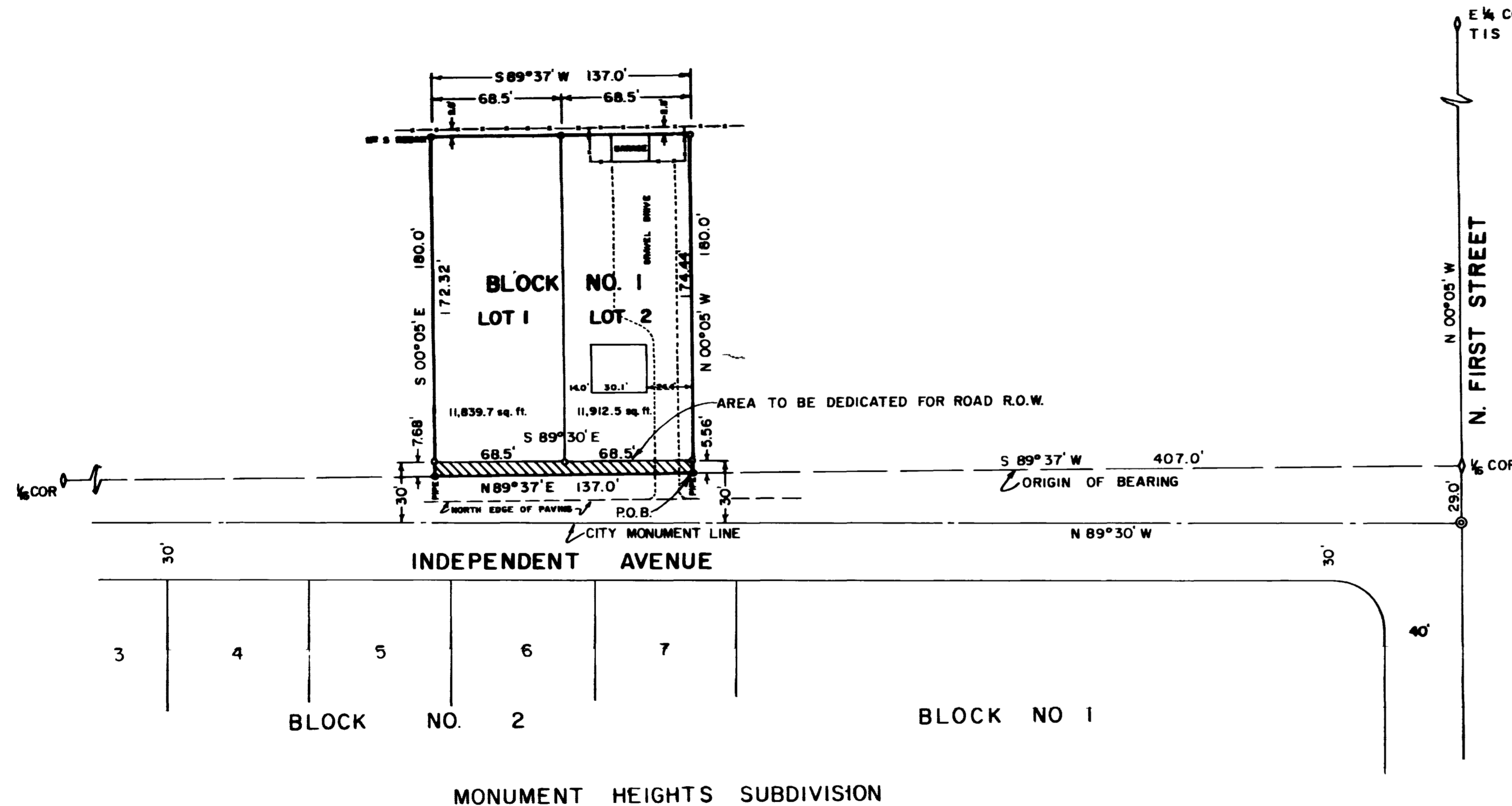
I, Clarence J. Bielak do hereby certify that the accompanying plat of Finkel Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

Clarence J. Bielak
 CLARENCE J. BIELAK
 REGISTERED LAND SURVEYOR - COLO. REG. NO. 5720



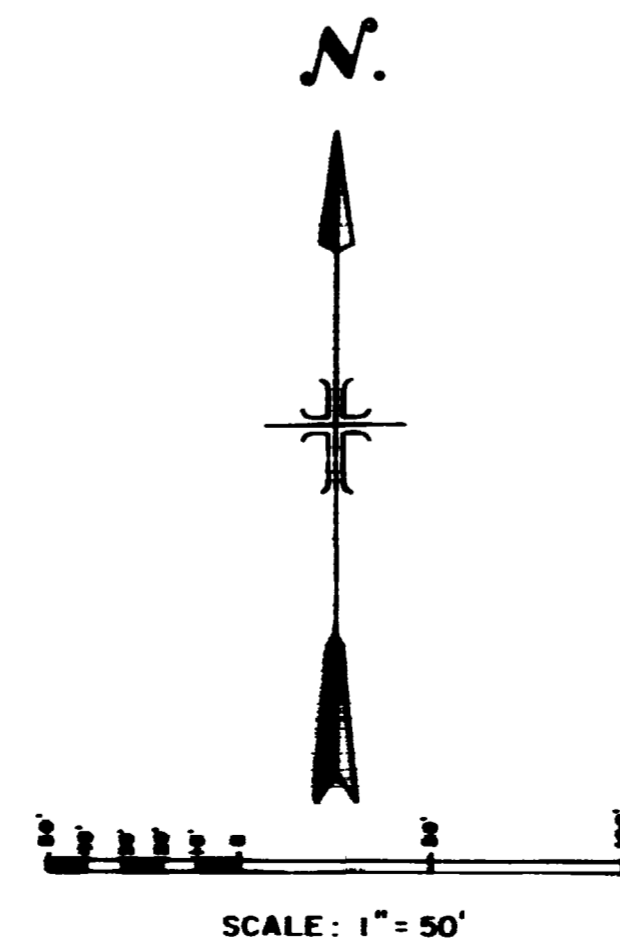
Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

[Signature]



LEGEND:

- FOUND CORNER AS NOTED
- SET NO. 5 REBAR W/CAP
- M.C.S.M.
- CITY MON.



PLAT OF
FINKEL SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO