



# LAKESIDE SUBDIVISION

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, T. L. Benson, Inc. is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 2, Township 1 South, Range 1 West, U.M., as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northeast Corner (NECor.) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 2 and considering the North line of the Southeast Quarter (SE1/4) of Section 2 to bear South 89° 59' 00" East with all other bearings contained herein relative thereto;

Thence South 00° 14' 40" West along the East line of the Southeast Quarter (SE1/4) of said Section 2, 1,319.00 feet to the Southeast Corner (SECor.) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 2;

Thence North 89° 55' 00" West along the South line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 2, 50.00 feet to the True Point of Beginning;

Thence continuing North 89° 55' 00" West along said South line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 2, 1,265.26 feet to the Southwest Corner (SWCor.) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 2;

Thence North 00° 12' 00" East along the West line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 2; 148.14 feet to a point on the easterly right-of-way line of the Grand Valley Canal;

Thence along said easterly right-of-way line of said Grand Valley Canal by the following two (2) courses and distances:

North 19° 42' 15" East, 190.60 feet  
 North 02° 05' 45" East, 30.00 feet

Thence South 89° 55' 00" East, 78.93 feet;

Thence along the arc of a circular curve to the right whose radius is 50.00 feet and whose long chord bears South 54° 42' 33" East, 99.96 feet;

Thence South 89° 55' 00" East, 288.34 feet;

Thence South 00° 05' 00" West, 115.00 feet;

Thence South 88° 55' 00" East, 265.22 feet;

Thence along the arc of a circular curve to the left whose radius is 80.00 feet and whose long chord bears North 67° 39' 50" East, 61.02 feet;

Thence North 45° 14' 40" East, 139.31 feet;

Thence along the arc of a circular curve to the right whose radius is 185.85 feet and whose long chord bears North 67° 44' 40" East, 142.24 feet;

Thence South 89° 45' 20" East, 175.00 feet;

Thence along the arc of a circular curve to the left whose radius is 25.00 feet and whose long chord bears North 45° 14' 40" East, 35.36 feet to a point on the Westerly right-of-way line of North 12th Street;

Thence South 00° 14' 40" West along said Westerly right-of-way line 385.00 feet to the True Point of Beginning.

The above described tract of land contains 8.3468 acres.

That the said owner has caused the said real property to be laid out and surveyed as LAKESIDE SUBDIVISION.

That said owner does 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, 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, T. L. Benson, Inc., has caused its officers names to be hereunto subscribed this 17th day of June, A.D., 1972.

*T.L. Benson*  
 T.L. Benson, President  
 T.L. Benson, Inc.

*Marion J. Benson*  
 Marion J. Benson, Secretary  
 T.L. Benson, Inc.

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 2nd day of June, A.D., 1972 by T.L. Benson and Marion J. Benson.

My Commission expires June 16, 1974

Witness my hand and official seal.

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ A.D., 1972, and is duly recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_.

CLERK AND RECORDER

By: \_\_\_\_\_  
 DEPUTY

**CITY APPROVAL**

This plat of LAKESIDE SUBDIVISION a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 17th day of June, 1972 by

*W. D. ...*  
 PUBLIC SERVICE CO. OF COLO.  
 GAS DEPT. AND ELECTRICAL DEPT

*Donald ...*  
 PRESIDENT OF COUNCIL

*Elizabeth G. Russell*  
 CHAIRMAN, GRAND JCT. CITY PLANNING COMMISSION

*R. M. ...*  
 GRAND JUNCTION CITY MANAGER

*R. ...*  
 GRAND JUNCTION CITY ENGINEER

**SURVEYORS CERTIFICATE**

I, James T. Patten Jr. do hereby certify that the accompanying plat of LAKESIDE SUBDIVISION a subdivision of a part of the City of Grand Junction and County of Mesa, has been prepared under my direct responsibility, and checking.

By: *James T. Patten Jr.*  
 James T. Patten Jr.  
 Registered Land Surveyor  
 Colorado Reg. No. 9800

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

By: *Robert ...*  
 MESA COUNTY SURVEYOR

Date 6-12-72

RECORDED Book 11 PAGE 58

72-2-BIT-5021

**LAKESIDE SUBDIVISION**

Prepared By:  
**NELSON, HALEY, PATTERSON AND QUIRK**  
 ENGINEERING CONSULTANTS  
 GRAND JUNCTION, COLORADO MARCH 1972