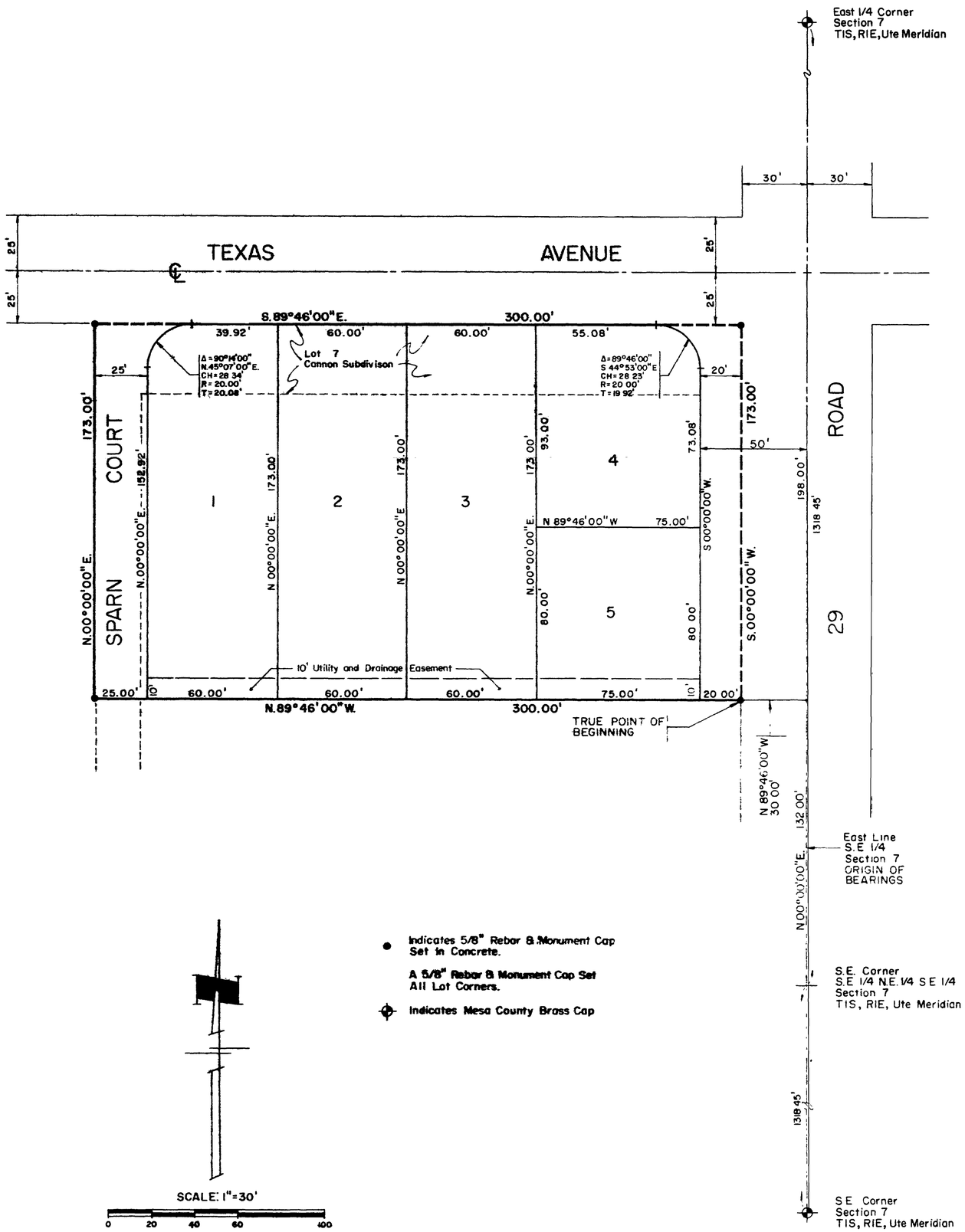
LEROY SUBDIVISION

A REPLAT OF A PART OF LOT 7 CANNON SUBDIVISION



● Indicates 5/8" Rebar & Monument Cap Set in Concrete.

A 5/8" Rebar & Monument Cap Set All Lot Corners.

⊕ Indicates Mesa County Brass Cap

SCALE: 1"=30'

0 20 40 60 100

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, HUBERT L. SKINNER AND MARY L. SKINNER, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND LYING IN A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP ONE SOUTH, RANGE ONE EAST OF THE UTE MERIDIAN, AND A PART OF LOT 7 IN CANNON SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF IN THE CITY OF GRAND JUNCTION, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, SAID TRACT BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (SECOR) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7 TO BEAR NORTH 00° 00' 00" EAST WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7 A DISTANCE OF 132 00 FEET;

THENCE NORTH 89° 46' 00" WEST, 30 00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 46' 00" WEST, 300.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 173.00 FEET;

THENCE SOUTH 89° 46' 00" EAST, 300 00 FEET;

THENCE SOUTH 00° 00' 00" WEST 173 00 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1 1914 ACRES.

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS LEROY SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA.

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 AND DRAINAGE EASEMENTS ON THE ACCOMPANYING PLAT FOR EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE AND ELECTRIC LINES, POLES, CABLES, IRRIGATION, STORM AND SANITARY SEWER LINES, WATER LINES AND GAS PIPE LINES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES REFERRED TO ABOVE FOR GRADING, LAND MOVING AND FOR STREET DEDICATION OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER AND NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF, SAID OWNERS, HUBERT L. SKINNER AND MARY L. SKINNER, HAVE CAUSED THE PREMISES TO BE HEREUNTO SUBSCRIBED THIS 6th DAY OF August, A.D., 1973

Hubert L. Skinner — HUBERT L. SKINNER
Mary L. Skinner — MARY L. SKINNER

STATE OF COLORADO
COUNTY OF MESA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August A.D. 1973 BY HUBERT L. SKINNER AND MARY L. SKINNER

MY COMMISSION EXPIRES May 3, 1977

WITNESS MY HAND AND OFFICIAL SEAL

Frederick D. Fishmonger
NOTARY PUBLIC

1053199

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA } SS

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:00 O'CLOCK P.M. Aug 27th A.D. 1973 AND IS DULY RECORDED IN PLAT BOOK 11 PAGE 90

Annie M. Dunston
CLERK AND RECORDER

Fee 10.00

BY _____
DEPUTY

CITY APPROVAL

THIS PLAT OF LEROY SUBDIVISION IS HEREBY APPROVED BY THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO, AND APPROVED AND ACCEPTED THIS 15th DAY OF August A.D., 1973 BY:

CHAIRMAN, CITY COUNCIL
PRESIDENT OF COUNCIL
GRAND JCT. CITY MANAGER
DIRECTOR OF DEVELOPMENT
GRAND JCT. PLANNING COMMISSION CHAIRMAN
GRAND JCT. CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, JAMES T. PATTY, JR., DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF LEROY SUBDIVISION, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECT RESPONSIBILITY AND CHECK AND IS A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY OF SAME.

James T. Patty Jr.
JAMES T. PATTY, JR.
REGISTERED LAND SURVEYOR
COLORADO REG. NO. 9860

JAMES T. PATTY JR. REG. 9860 LAND SURVEYOR STATE OF COLORADO

PROVIDED FOR COMMENT AND REVIEW AND NOT TO THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING PURSUANT TO C.R.S. 1963 AS AMENDED

BY: _____ DATE 8/16/1973
MESA COUNTY SURVEYOR

LEROY SUBDIVISION 73-2-LDV-0427

PREPARED BY:
NELSON·HALEY·PATTERSON & QUIRK
ENGINEERING CONSULTANTS
GRAND JUNCTION COLORADO
MAY, 1973

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