

# LA VILLA GRANDE

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned William E. Colson, Hugh D. Colson, Merritt Schuman, Louise Forster, Alfred B. Carrick, and Harold W. Reeder 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 Section 11, Township 1 South, Range 1 West 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 from whence the NW Corner NE 1/4 NE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian bears N0°16' E 140.0 feet, thence West 258.46 feet, thence N 21°31' W 14.74 feet, thence South 527.79 feet to the Northerly Right of Way of Wellington Avenue, thence S 89° 29' E 321.21 feet to the Westerly Right of Way of Little Bookcliff Avenue, thence N 34°00' 41" E 623.67 feet, thence West 406.18 feet to the point of beginning.

That said owners have caused the said real property to be laid out and platted as La Villa Grande, 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 William E. Colson, Hugh D. Colson, Merritt Schuman, Louise Forster, Alfred B. Carrick, and Harold W. Reeder have caused their names to be hereunto subscribed this 22 day of September A.D. 1975.

*William E. Colson*  
William E. Colson  
*Hugh D. Colson*  
Hugh D. Colson  
*Merritt Schuman*  
Merritt Schuman  
*Louise Forster*  
Louise Forster  
*Alfred B. Carrick*  
Alfred B. Carrick  
*Harold W. Reeder*  
Harold W. Reeder

STATE OF COLORADO ss.  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September A.D. 1975 by William E. Colson, Hugh D. Colson, Merritt Schuman, Louise Forster, Alfred B. Carrick, and Harold W. Reeder.

My Commission expires May 3, 1978  
Witness my hand and official seal

*David C. Edwards*  
Notary Public

### CITY APPROVAL

This plat of La Villa Grande, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 15 day of October 1975.

CITY OF GRAND JUNCTION  
By *Thomas J. Koe*  
City Manager  
By *Thomas J. Koe*  
President of Council  
*David C. Edwards*  
Chairman, Grand Jct. City Planning Commission  
*Donald B. Young*  
Director of Development  
*Rodney C. Young*  
Grand Junction City Engineer  
UTILITIES COORDINATING COMMITTEE

### 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. 1975, and is duly recorded in Plat Book No. 11, Page 182

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

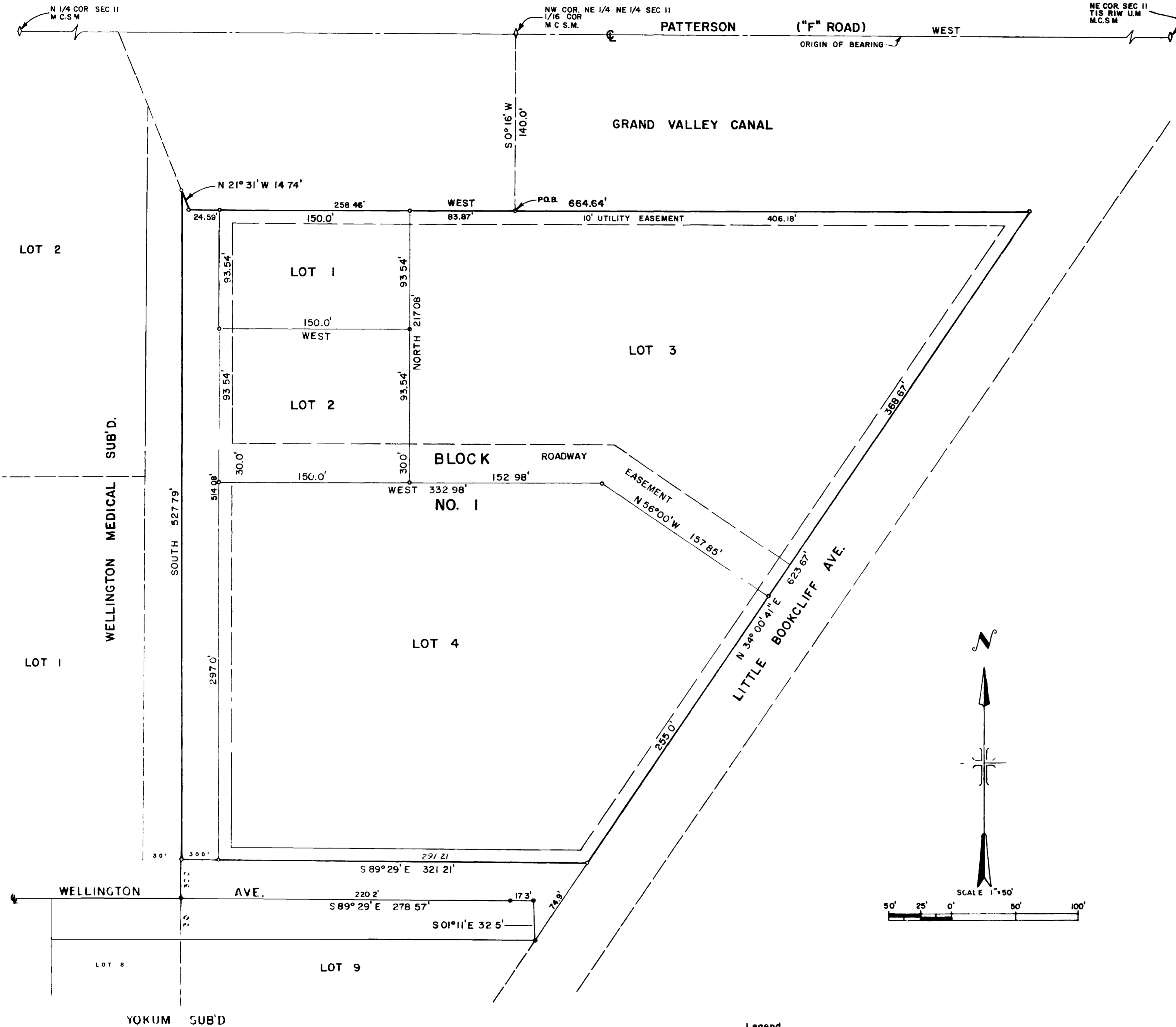
### SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of La Villa Grande, 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.

*Roger C. Head* 10-26-75  
Mesa County Surveyor



- Legend
- ◊ Mesa County Survey Monument
  - ⚓ #5 Rebar w/ Plastic Cap #2729
  - ⚓ Pins Set by Others

WESTERN ENGINEERS, INC.  
PLAT OF  
**LA VILLA GRANDE**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO  
SURVEYED BY \_\_\_\_\_ DRAWN BY \_\_\_\_\_  
GRAND JUNCTION, COLO. 10-26-75