

LUCAS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Robert G. Lucas, Joan Lucas and Myrtle L. Powell are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Southeast Corner (SE Cor) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 7, Thence N90°00'00"W along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 7 a distance of 25.00 feet; thence N00°00'00"E 20.00 feet to THE TRUE POINT OF BEGINNING; Thence West 249.25 feet; thence North 168.00 feet; thence East 110.00 feet; thence South 70.00 feet; thence East 139.25 feet; thence South 96.00 feet more or less the True Point of Beginning Containing 0.738 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Lucas SUB a subdivision of a part of the County of Mesa, City of Grand Junction.

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 titled as utility and irrigation easements on the accompanying plat for installation and maintenance of all utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer main, water main, drainage pipe lines.

That all work to be done in connection with the installation of utilities referred to above, for grading, landscaping, and for all other improvements shall be paid for by the seller or purchaser—not the City of Grand Junction.

IN WITNESS WHEREOF, said owners, Robert G. Lucas, Joan Lucas, and Myrtle L. Powell, have caused their names to be hereunto subscribed this 22 day of May, A.D., 1974.

Robert G. Lucas
Robert G. Lucas

Joan Lucas
Joan Lucas

Myrtle L. Powell
Myrtle L. Powell

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 22 day of May, A.D., 1974, by Robert G. Lucas, Joan Lucas, and Myrtle L. Powell.
My commission expires: August 6, 1976
Witness my hand and official seal.

Charles J. Williams
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 1974 and is duly recorded in plat book _____, page _____.

Clerk and Recorder By Deputy

CITY APPROVAL

This plat of Lucas Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 5th day of June, A.D., 1974, by

Ray F. Whitcomb
City Council Committee

William F. ...
President of Council

Grand Jct. City Mgr.

Richard ...
City of Development

David ...
Grand Jct. City Planning Commission, Chairman

Grand Jct. City Engineer

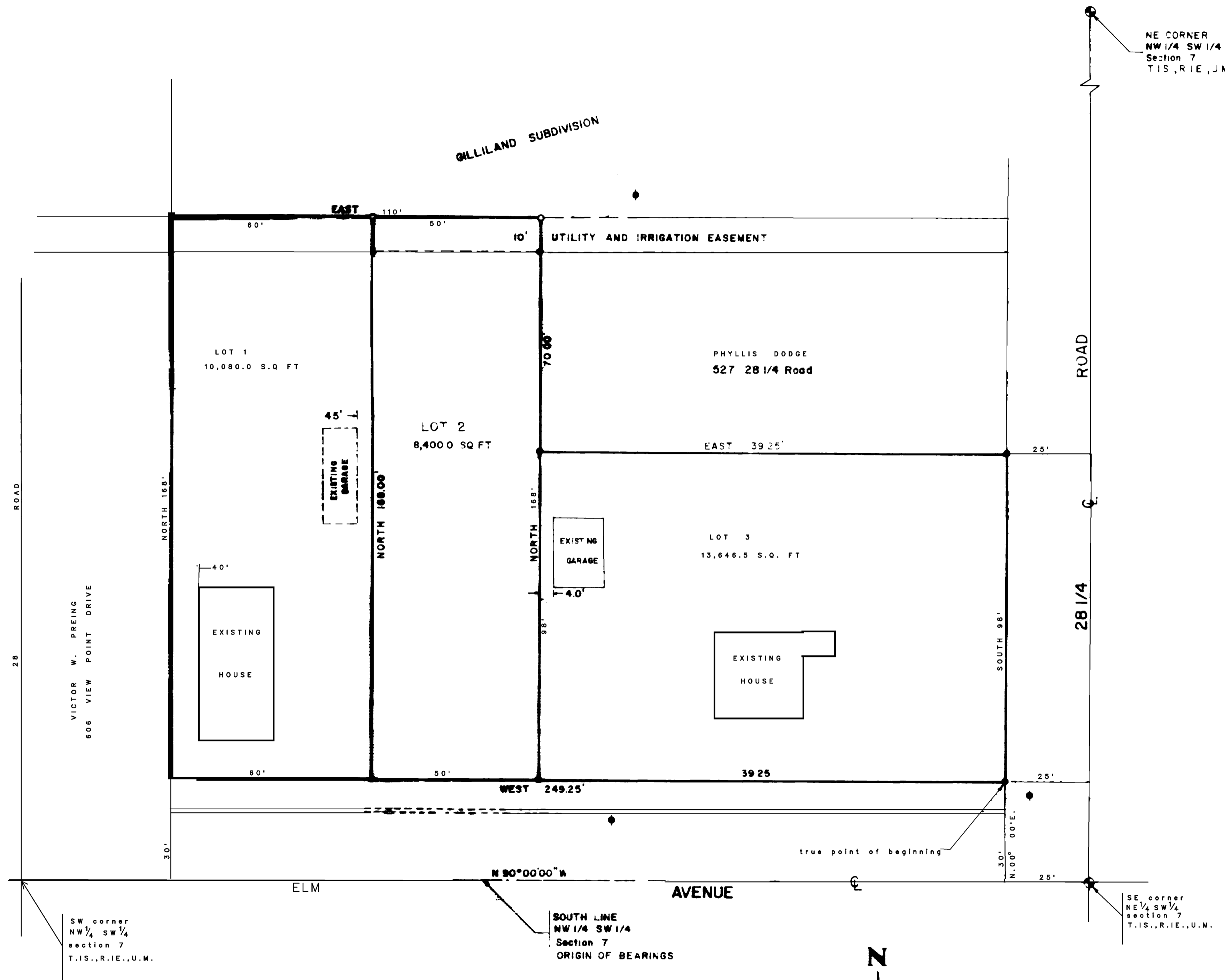
SURVEYOR'S CERTIFICATE

Lee E. Ingram, do hereby certify that the accompanying plat of Lucas Subdivision a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

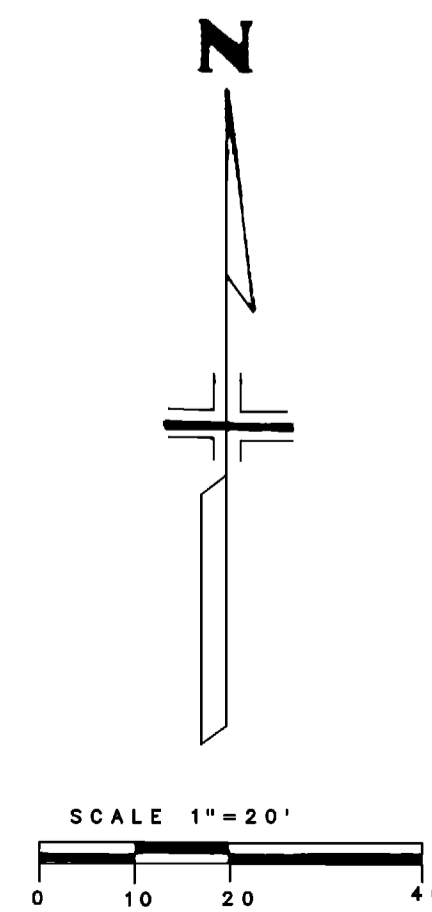
Lee E. Ingram
Lee E. Ingram
Registered Land Surveyor
Colorado Reg. No 9649

As referenced by _____ Approved for content and form only and not to the accuracy of surveys, calculations, or drafting, pursuant to County Surveyor, C.R.S. 963, 36-2-2 as amended.

By _____ Date _____
Mesa County Surveyor



- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar with Cap stamped 9649
- ◆ Indicates Existing Utility Power Pole
- ==== Indicates Existing Concrete Lined Irrigation Ditch
- Indicates Existing Unlined Irrigation Ditch



LUCAS SUBDIVISION	
SCALE 1"=20'	DRAWN BY L.E.I.
REVISED	
DATE 5-1-74	APPROVED BY