

# MEL ROSE ESTATES SUBDIVISION DEDICATION

STATE OF COLORADO }  
COUNTY OF MESA }

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Marguerite E. McGinn, formerly known as Marguerite E. Capps is the owner of the real property Situated in the City of Grand Junction, County of Mesa, State of Colorado; said property being more particularly described by metes and bounds as follows

Beginning at the E 1/4 Corner of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence S89°56'W, 3442 feet, thence N00°03'W, 109.8 feet, thence S69°00'E, 600 feet, thence S88°00'E, 288.69 feet thence S00°02'E, 987.92 feet to the point of beginning

That said owners have caused the said real property to be laid out and surveyed as Mel Rose Estates Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado

That said owners do hereby dedicate and set apart all of the streets and alleys as shown on the accompanying plat to the use of the public forever and dedicate those portions of real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of telephone and electric lines

IN WITNESS WHEREOF, said Marguerite E. McGinn, formerly known as Marguerite E. Capps has caused her name to be hereunto subscribed this 8th day of March, 1964 A.D.

*Marguerite E. Capps*  
Marguerite E. Capps

*Marguerite E. McGinn*  
Marguerite E. McGinn

The foregoing instrument was acknowledged before me this 8th day of March, 1964 A.D. by Marguerite McGinn formerly known as Marguerite E. Capps. My commission expires November 13, 1967

*James G. Gale*  
Notary Public

Approved this 12th day of MARCH, 1964 by the Grand Junction City Planning Commission

*Robert W. Baker*  
Chairman

Approved this 12th day of MARCH, 1964

*Donald E. Johnson*  
Director of Development

*J. M. Hacy*  
City Manager

This plat of Mel Rose Estates Subdivision, a subdivision of the City of Grand Junction, Colorado, was approved and accepted on this 18th day of MARCH, 1964

*Charles E. McCormick*  
President of Council

*V. L. Larson*  
City

### CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 9:06 a.m. APR. 8, 1964 and is duly recorded in Plat book 9, page 188.

*James M. Sumpton*  
Clerk & Recorder

*Robert L. Pifer*  
Deputy

### ENGINEER'S CERTIFICATE

I, Richard J. Mansville, do hereby certify that the accompanying plat of Mel Rose Estates Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a survey of same

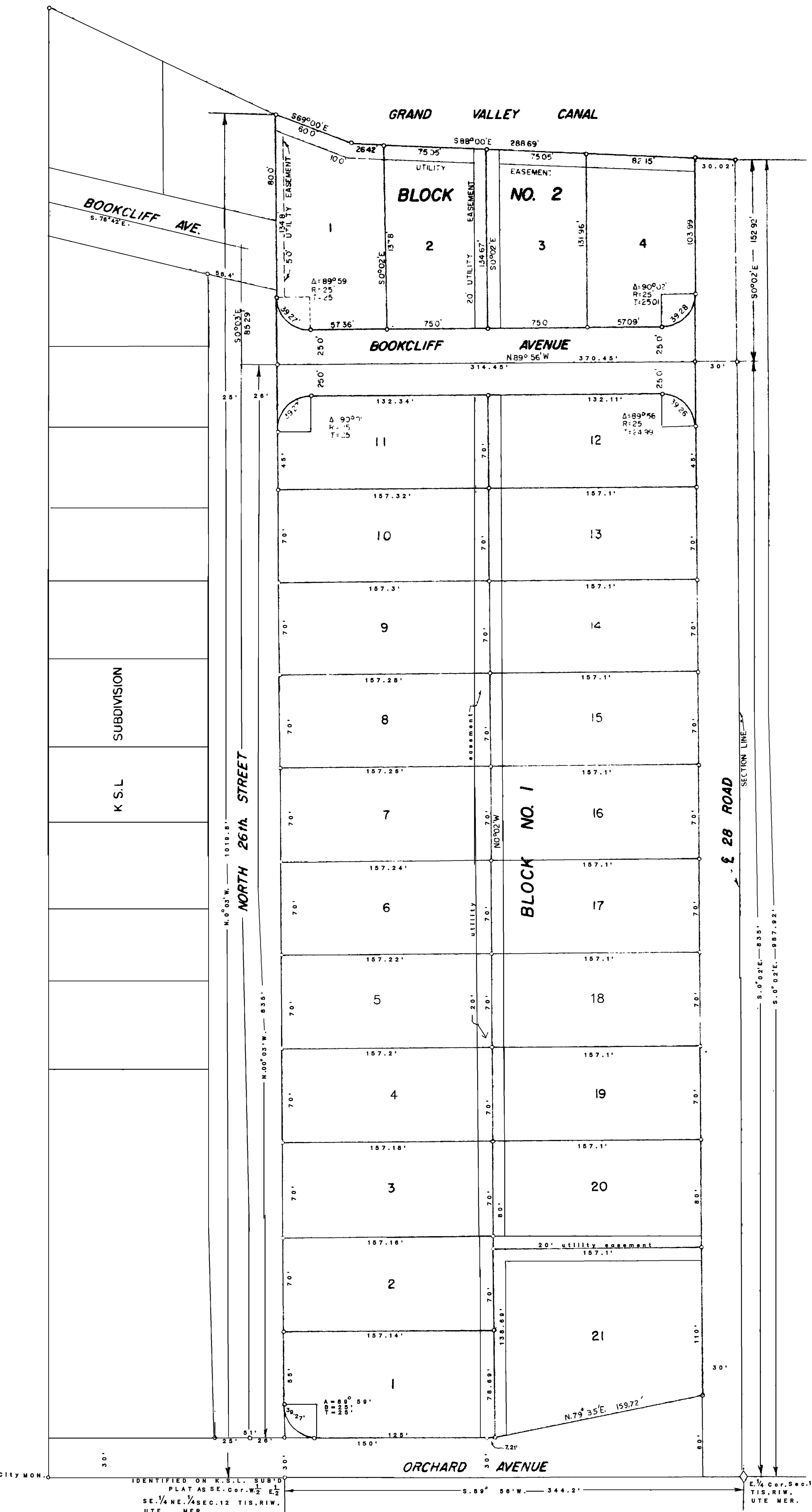
*Richard J. Mansville*  
Registered Engineer & Land Surveyor

Approved by Public Service Co this 27 day of February, 1964  
*John J. [Signature]* 505 Dept. *M. [Signature]* Electric Dept.

Approved by Mountain States Telephone Co this 27 day of February, 1964  
*[Signature]*

WESTERN ENGINEERS  
PLAT OF  
MEL ROSE ESTATES SUB  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

SURVEYED WFO DRAWN CJB TRACED JDP  
GRAND JUNCTION, COLO. DWG. NO. 1-3-5-2 FEB. 20, 1964



IDENTIFIED ON K.S.L. SUB'D PLAT AS SE. COR. 1/2 1/2 SE. 1/4 NE. 1/4 SEC. 12 T1S. R1W. UTE MER.

3.88° 56' W. 344.2'

E 1/4 cor. Sec. 12 T1S. R1W. UTE MER.