

PERINO SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS,

That the undersigned 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 Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 7, Township 1 South, Range 1 East, Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Southeast Corner (SECor.) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 7, Thence South 89°52'55" West along the South Line of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 7 a distance of 274.21 feet to the True Point of Beginning, Thence continuing South 89°52'55" West along said South Line of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 7 a distance of 100.00 feet; Thence North 00°22'10" West, 196.07 feet to the Southwest Corner (SWCor.) of Broken Arrow Subdivision as filed in the records of the Clerk and Recorder, Mesa County, Colorado, Thence South 89°59'23" East along the South Line of said Broken Arrow Subdivision a distance of 100.00 feet to the Southeast Corner (SECor.) of said Broken Arrow Subdivision, Thence South 00°22'16" West, 197.85 feet to the True Point of Beginning, Containing 0.454 acres.

That the said owner and mortgage holder have caused the said real property to be laid out and surveyed as Perino Subdivision, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said owner and mortgage holder 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 mains, water mains, and gas pipe lines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser--not the City of Grand Junction, further, that the seller or purchaser will voluntarily agree to enter into an improvement district for paving, curb, gutter and sidewalk at which time one is formed.

IN WITNESS WHEREOF, said owner and mortgage holder have caused their names to be hereunto subscribed this 21st day of June, A.D. 1974.

Harlien E. Perino
Harlien E. Perino

Patrick A. Gormley
Mesa Federal Savings and Loan Association
Patrick A. Gormley, President

ATTEST *Vienno V. Thompson*
Vienno V. Thompson, Secretary

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 21st day of June, A.D., 1974, by Harlien E. Perino and Patrick A. Gormley as President of Mesa Federal Savings and Loan Association, and Vienno V. Thompson as Secretary of Mesa Federal Savings and Loan Association.

My commission expires: November 4, 1974

Maria Stetson
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., _____ day of _____, 1974, and is duly recorded in Plat Book _____, Page _____.

Clerk and Recorder

Deputy

CITY APPROVAL

This plat of Perino Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this 17th day of July, A.D., 1974, by

Raymond J. Wollast
Utilities Boarding Committee

President of Council

Grand Jct. City Manager

Michael W. Paul
Director of Development

Grand Jct. City Planning Commission,
Chairman

Robert W. Young
Grand Jct. City Engineer

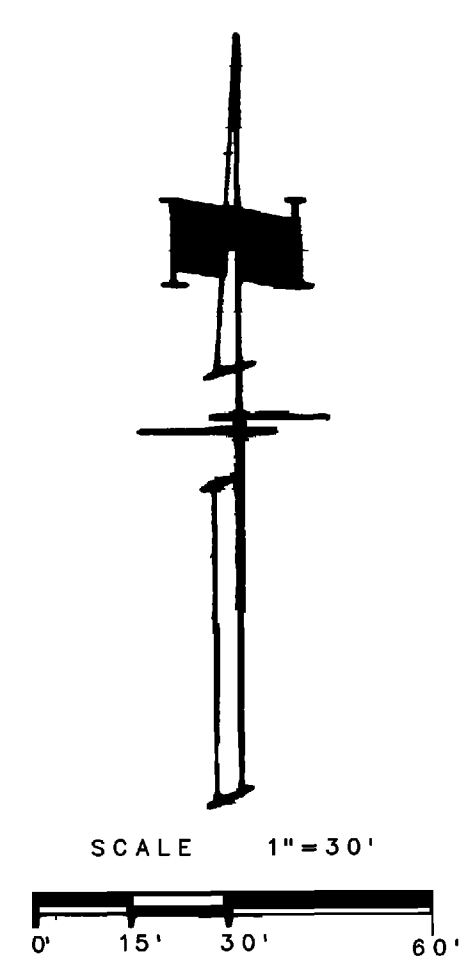
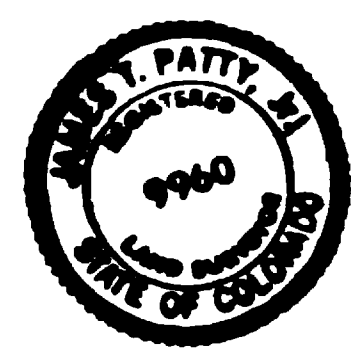
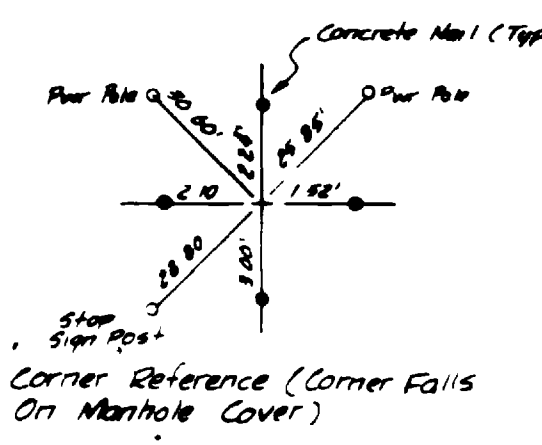
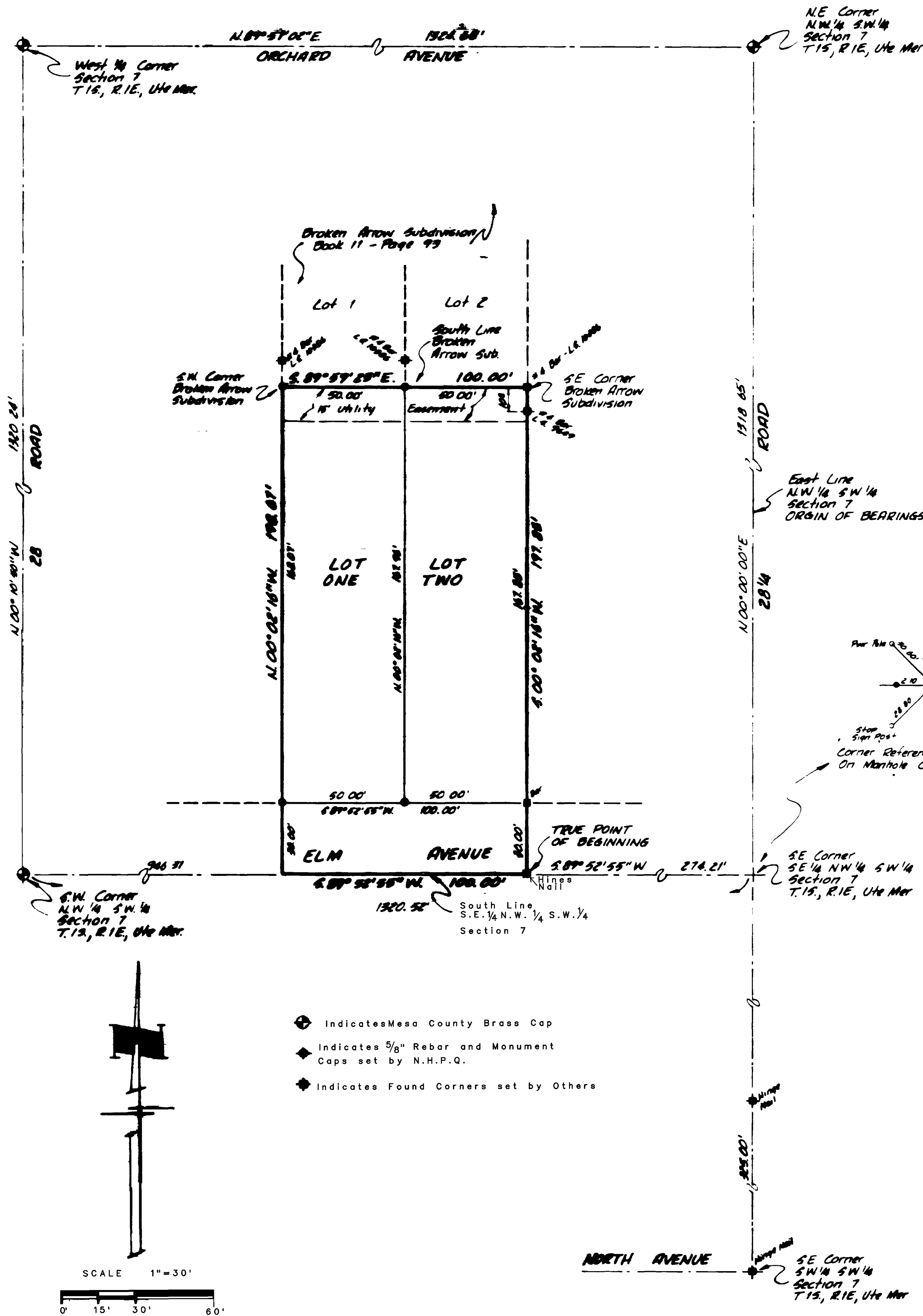
SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Perino 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.

James T. Patty, Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colorado Reg. No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting, pursuant to C.R.S. 1963, 13a-2-2 as amended.

by _____ Date _____
Mesa County Surveyor



- ◆ Indicates Mesa County Brass Cap
- ◆ Indicates 5/8" Rebar and Monument Caps set by N.H.P.Q.
- ◆ Indicates Found Corners set by Others

141.2

PERINO SUBDIVISION
PREPARED BY:
NELSON HALEY PATTERSON & QU
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO