



LEGEND
 ○ M C S M
 ⊙ CITY MON
 • № 5 REBAR

SCALE - 1" = 100'

PETERSON - IRWIN SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
 That the undersigned J C Irwin and Vern Anderson are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

Lots 1, 2, 3, 4, 6, and 7
 Beginning at a point which bears S 89°48' W 441.0 ft and S 00°08' E 500.0 ft from the East Quarter Corner of Section 13, T 1 S, R 1 W of the Ute Meridian. Said Point of Beginning being on the South Right-of-Way of Grand Avenue, City of Grand Junction, Colorado. Thence S 89°48' W 244.0 ft, thence S 00°08' E 92.5 ft, thence S 89°48' W 339.70 ft, thence S 00°12' E 0.46 ft to the Northerly Right-of-Way of 24TH Court, thence along the arc of a 50.0 ft radius curve to the right 115.15 ft (the chord of which bears S 12°58'30" E 91.34 ft), thence S 00°08' E 364.69 ft to the Northerly Right-of-Way of U S Highway 6 & 24, thence S 72°52' W 62.74 ft, thence N 00°08' W 184.53 ft, thence S 89°48' W 788.47 ft, thence S 00°19' E 424.26 ft to said Northerly Right-of-Way of U S Highway 6 & 24, thence along said Northerly Right-of-Way N 72°52' E 1,378.79 ft, thence N 00°08' W 310.64 ft, thence N 89°48' E 91.95 ft, thence N 00°08' W 92.5 ft to the Point of Beginning.

And also,
 Lot 5
 Beginning at a point which bears S 00°08' E 500.74 ft from the East Quarter Corner of Section 13, T 1 S, R 1 W of the Ute Meridian. Said Point of Beginning being on the Southerly Right-of-Way of U S Highway 6 & 24. Thence along said Southerly Right-of-Way S 72°52' W 1018.05 ft, thence S 17°08' E 250.0 ft to the Northerly Right-of-Way of the Denver and Rio Grande Western Railroad, thence along said Northerly Right-of-Way N 72°52' E 941.62 ft, thence N 00°08' W 261.42 ft to the Point of Beginning.

And also,
 Lot 8
 Beginning at a point which bears S 00°08' E 395.0 ft and S 72°52' W 2,146.9 ft and S 17°08' E 1000.0 ft from the East Quarter Corner of Section 13, T 1 S, R 1 W of the Ute Meridian. Said Point of Beginning being on the Southerly Right-of-Way of U S Highway 6 & 24. Thence along said Southerly Right-of-Way S 62°55'30" W 150.0 ft, thence S 16°53' E 223.87 ft to the Northerly Right-of-Way of the Denver and Rio Grande Western Railroad, thence N 72°52' E along said Northerly Right-of-Way 150.0 ft, thence N 17°25'35" W 249.76 ft to the Point of Beginning.

And also,
 Lot 9
 Beginning at a point which bears S 00°08' E 395.0 ft and S 72°52' W 2,146.9 ft and S 17°08' E 1000.0 ft and S 62°55'30" W 463.6 ft from the East Quarter Corner of Section 13, T 1 S, R 1 W of the Ute Meridian. Said Point of Beginning being on the Southerly Right-of-Way of U S Highway 6 & 24. Thence S 73°52' W 104.7 ft along said Highway Right-of-Way, thence S 00°08' E 179.61 ft to the Northerly Right-of-Way of the Denver and Rio Grande Western Railroad, thence along said Northerly Right-of-Way N 72°52' E 213.0 ft, thence N 15°13' W 180.8 ft, thence S 62°55'30" W 63.6 ft to the Point of Beginning.

That said owners have caused the said real property to be laid out and platted as Peterson - Irwin Subdivision, 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 J C Irwin and Vern Anderson have caused their names to be hereunto subscribed this 13th day of February A D, 1974

J.C. Irwin
 Vern Anderson

STATE OF COLORADO
 COUNTY OF MESA
 The foregoing instrument was acknowledged before me this 13th day of February A D 1974 by J.C. Irwin and Vern Anderson
 My Commission expires November 12, 1977
 Witness my hand and official seal

John C. Sheppera
 Notary Public

CITY APPROVAL
 This plat of Peterson-Irwin Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this day of A D, 1974

City Manager
 President of Council
 Director of Development
 Grand Junction City Engineer
 Mountain States Tele & Tele Co

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO
 COUNTY OF MESA
 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 No, Page

SURVEYOR'S CERTIFICATE
 I, Clarence J. Bielik do hereby certify that the accompanying plat of Peterson - Irwin 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 field survey of same.

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

WESTERN ENGINEERS, INC
 PLAT OF
PETERSON - IRWIN SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO
 SURVEYED BY DRAWN BY TRACED BY
 GRAND JUNCTION, COLO. DWG. 1-685-1 2/12/74

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