



P R I N C E S S S U B D I V I S I O N

DEDICATION

CLERK AND RECORDER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Bray and Company, a Colorado Corporation, are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the SW 1/4 NW 1/4 of Section 7, Township One South, Range One East of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 7, Township One South, Range One East of the Ute Meridian and considering the West Line of the NW 1/4 to bear N.00°02'00"W with all other bearings contained herein relative thereto. Thence S 89°51'30"E along the South Line of the NW 1/4 of said Section 7, 672.00 feet; Thence N.00°02'00"W 40.00 feet to the True Point of Beginning; Thence continuing N.00°02'00"W 1000.74 feet to the South Right-of-Way line of the Grand Valley Canal. Thence along said South Right-of-Way line of the Grand Valley Canal by the following two courses and distances:
 N.84°03'00"E 129.44 feet;
 N.77°15'48"E 194.00 feet;
 Thence S 00°02'00"E 1057.72 feet; Thence N.89°51'30"W 318.00 feet to the True Point of Beginning. The above described tract of land contains 7.48 Acres

That the said owners have caused the said real property to be laid out and surveyed as Princess Subdivision, a subdivision of a part of the County of Mesa.
 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 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 street graveling or improvements shall be financed by the seller or purchaser - not the County of Mesa

IN WITNESS WHEREOF, said owners, Bray Realty Company, a Colorado Corporation, have caused their names to be hereunto subscribed this 9th day of January, A.D., 1973.

W.R. Bray
W.R. Bray
President

Glenn Brock
Glenn Brock
Secretary

STATE OF COLORADO,
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 9th day of January, A.D., 1973, by W.R. Bray, president and Glenn Brock, secretary of Bray Realty Company, a Colorado Corporation.
 My Commission expires April 3, 1975
 Witness my hand and official seal

Donald H. Wynn
Notary Public

STATE OF COLORADO) ss 1040220
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:22 o'clock P.M., February 2, A.D., 1973, and is duly recorded in Plat Book 11, Page 71.

Feb. 10. 1973
Ann M. Dunton
Clerk and Recorder

By _____
Deputy

CITY APPROVAL

This plat of Princess Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 17th day of January, 1973, by

Walter Landis *John P. ...* *Harvey ...*
Utilities Coord. Committee President of Council Grand Jct. City Manager
Chairman

Donald H. Wynn *Kevin ...* *De ...*
Director of Development Grand Jct. City Planning Commission, Chairman Grand Jct. City Engineer

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Princess 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, 136-2-2 as amended.

By *Ron ...* Date 1-8-73
Mesa County Surveyor

PRINCESS SUBDIVISION

PREPARED BY 72-2-LDV-0440
NELSON-HALEY-PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION - GREELEY, COLORADO JANUARY, 1973