

WAGNER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Oliver M. Wagner and Cora Wagner are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 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 Northeast Corner (NE Cor.) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 7; Thence North 90°00'00" West along the North Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 7 a distance of 125.00 feet; Thence South 00°00'00" East, 30.00 feet to the True Point of Beginning; Thence continuing South 00°00'00" East, 84.00 feet; Thence North 90°00'00" West, 145.00 feet; Thence North 00°00'00" West, 84.00 feet; Thence South 90°00'00" East, 145.00 feet to the True Point of Beginning. Containing 0.2796 acres.

That the said owners have caused the said real property to be laid out and surveyed as Wagner Subdivision, 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 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.

IN WITNESS WHEREOF, said owners, Oliver M. Wagner and Cora Wagner, have caused their names to be hereunto subscribed this _____ day of _____, A.D., 1974.

Oliver M. Wagner

Cora Wagner

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1974, by Oliver M. Wagner and Cora Wagner.

My commission expires: _____
Witness my hand and official seal

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

Deputy

CITY APPROVAL

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

Utilities Coord. Committee

President of Council

Grand Jct. City Mgr.

Director of Development

Grand Jct. City Planning Commission, Chairman

Grand Jct. City Engineer

SURVEYOR'S CERTIFICATE

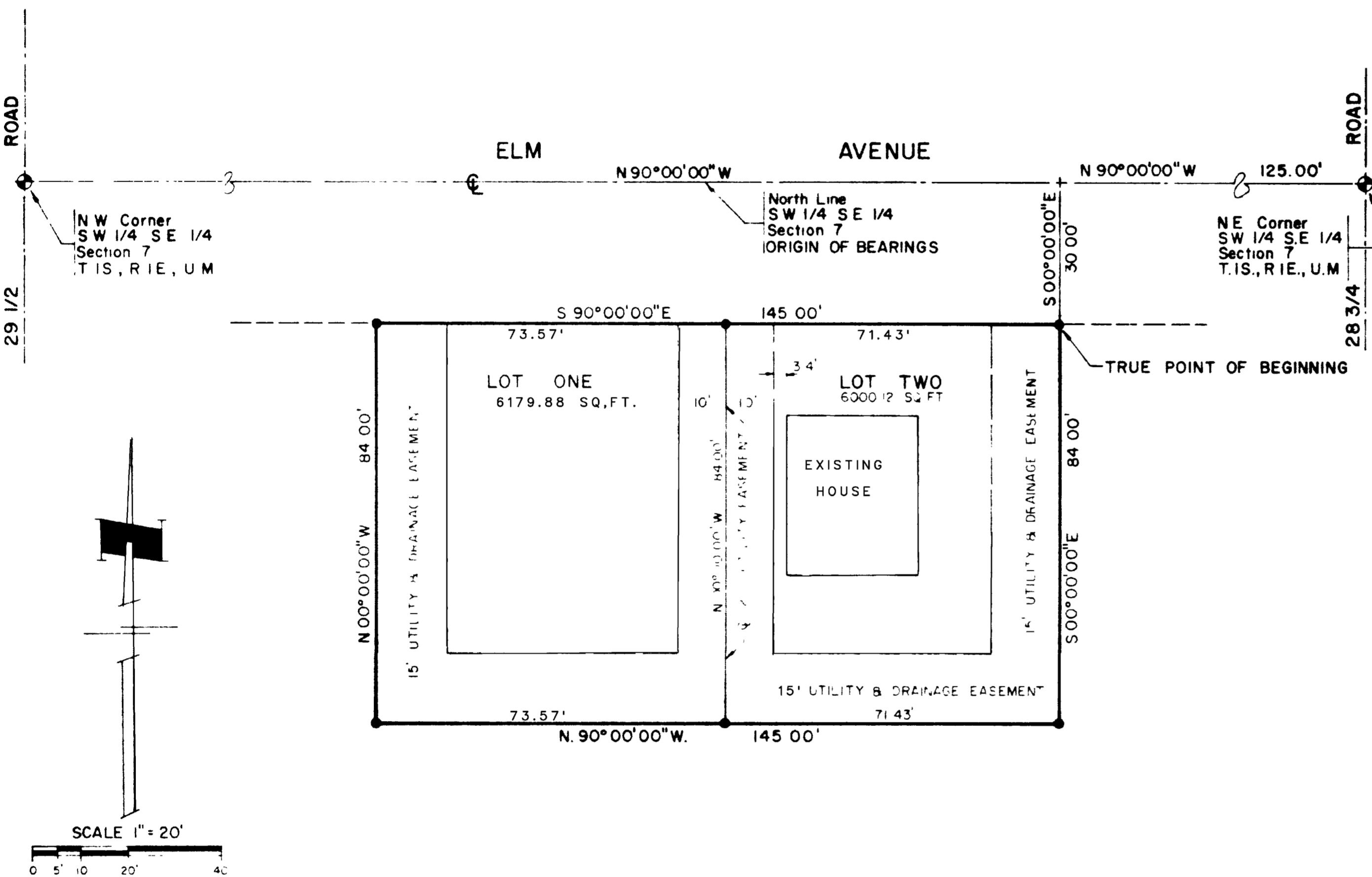
I, James T. Patty, Jr., do hereby certify that the accompanying plat of Wagner Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

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: _____
Mesa County Surveyor

Date _____



- ◆ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar & Monument Cap Set By N H P O



74-2-ENG-9050

WAGNER SUBDIVISION
PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC.
FOR
MONUMENT LAND COMPANY
GRAND JUNCTION, COLORADO
APRIL 3 1974

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