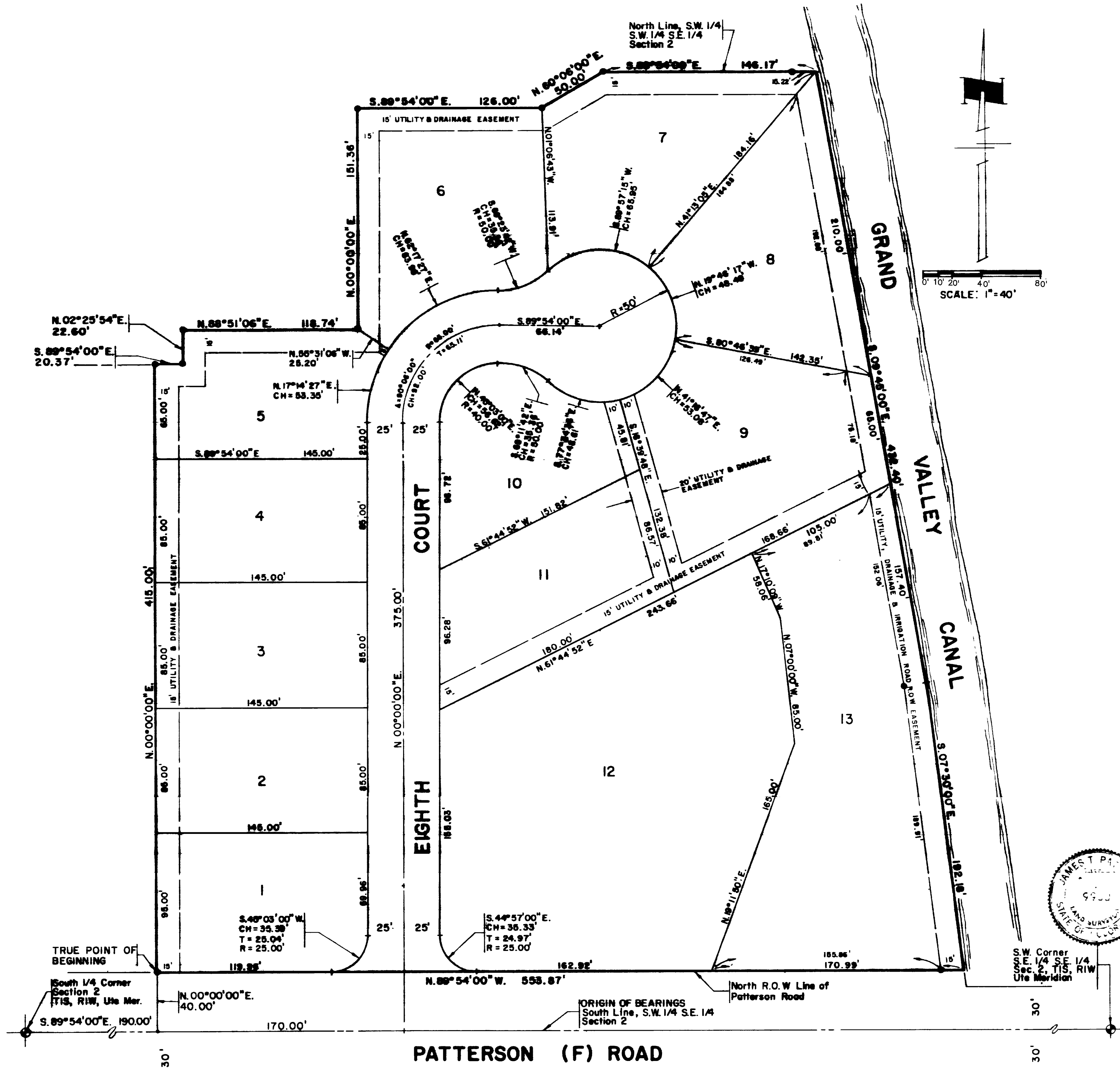


WALKER HEIGHTS



LEGEND

- - Indicates 1/2" Rebar & Monument Cap
- ▲ - Indicates Mesa County Brass Cap

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned being the Owner 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 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more specifically described as follows:

Commencing at the South Quarter Corner (S 1/4 Cor.) of said Section 2 and continuing South 89°54'00" East along the South line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, a distance of 190.00 feet; Thence North 00°00'00" East a distance of 48.00 feet to the True Point of Beginning; Thence continuing North 00°00'00" East a distance of 415.00 feet; Thence South 89°54'00" East, a distance of 20.37 feet; Thence North 82°25'54" East a distance of 22.88 feet; Thence North 88°15'00" East a distance of 119.74 feet; Thence North 00°00'00" East a distance of 151.36'; Thence South 89°54'00" East a distance of 126'; Thence North 60°06' East a distance of 50' to a point on the North line of the S.W. 1/4 S.W. 1/4 S.E. 1/4 of said Section 2. Thence South 89°54'00" East along said North Line of the S.W. 1/4 S.E. 1/4 of said Section 2 a distance of 146.17 feet; Thence South 87°30'00" East a distance of 192.18 feet to a point on the North Right-of-Way line of Patterson Road; Thence North 89°54'00" West along the North Right-of-Way line of Patterson Road a distance of 553.87 feet to the True Point of Beginning. The above described tract of land contains 8.5136 acres. That said Owners have caused the real property to be laid out and surveyed as Walker Heights Subdivision.

That said Owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat for the use of the public forever, and hereby dedicate these portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, storm and sanitary sewer mains, water mains and gas pipe lines.

IN WITNESS WHEREOF said Owners, have caused their names to be hereunto subscribed this 3rd day of April, A.D. 1972.

Eugene L. Hansen, Virginia M. Hansen, Keith C. Mummy
 Fred A. Dunham, Florence Dunham, Andrew Eckels

STATE OF COLORADO }
 COUNTY OF MESA } SS

This foregoing instrument was acknowledged before me on the 3rd day of April, A.D. 1972, by Eugene L. Hansen, Virginia M. Hansen, Fred A. Dunham, Keith C. Mummy and Andrew Eckels. My Commission expires April 3, 1975.

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 11:50 o'clock A.M. APR. 16, 1972, A.D. 1972, and is duly recorded in Plat Book No. 11, Page 1255.

James M. Dunston
 Clerk and Recorder

By _____
 Deputy

CITY APPROVAL

This plat of Walker Heights, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 3rd day of April, 1972, by _____

Public Service Co. of Colo. President of Council Grand Junction City Manager
 Gas and Electrical Departments
 Director of Development Grand Junction City Engineer Mountain Bell Telephone
 Chairman, Grand Junction City Planning Commission

SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr. do hereby certify that the accompanying plat of Walker Heights a subdivision of a part of the City of Grand Junction, County of Mesa has been prepared under my direct responsibility and checking and accurately presents 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 the accuracy of surveys calculations or drafting Pursuant to C.R.S. 1963, 136-2-2 as amended.

By _____
 Mesa County Surveyor

Date: _____

WALKER HEIGHTS

Prepared By
 NELSON, HALEY, PATTERSON & QUINN
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO