

WESTRIDGE SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Kenneth P. McIntire, is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said tract being more specifically described by metes and bounds as follows: Commencing at the Northeast (NE) Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 10, Thence N. 89° 30' 00" W. along the North line of the SE 1/4 SE 1/4 of said Section 10, 1120.90 feet; Thence S. 00° 03' 00" W. 359.00 feet to the True Point of Beginning, said point being the NW Corner of Block 4, Monument Heights Subdivision, Thence S. 00° 03' 00" W. along the West line of said Block 4, 273.46 feet; Thence North 89° 36' 00" West, 119.53 feet, Thence North 06° 07' 00" West, 66.03 feet, Thence along the arc of a curve to the right whose radius is 40.00 feet and whose long chord bears North 31° 16' 34" West, 41.53 feet to the West line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 10; Thence North 00° 00' 00" East along said West line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, 121.37 feet; Thence along the arc of a curve to the right whose radius is 90.00 feet and whose long chord bears North 40° 15' 00" East, 127.83 feet, Thence South 89° 30' 00" East, 110.92 feet to the True Point of Beginning.

That the said owner has caused the said real property to be laid out and surveyed as Westridge Subdivision, a subdivision of a part of the County of Mesa;

That said owner does 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 dedicates those portions of said real property which are labeled as utility 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.

That all expenses for installation of utilities referred to above for grading, landscaping, and for street grading or improvements shall be financed by the seller or purchaser — not the County of Mesa.

IN WITNESS WHEREOF, said owner, Kenneth P. McIntire, has caused his name to be hereunto subscribed this 4th day of Jan., A.D., 1972.

Kenneth P. McIntire
Kenneth P. McIntire

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged this 4th day of Jan., A.D., 1972, by Kenneth P. McIntire
My Commission expires April 3, 1975
Witness my hand and official seal

Donald H. Wynn, Jr.
Notary Public

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., JAN 21 1972, A.D., 1971, and is duly recorded in Plat Book No. 11, Page 47

Clerk and Recorder

By: _____
Deputy

CITY APPROVAL

This plat of Westridge Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____, 1972, by

[Signature]
Public Service Co. of Colo
Gas Dept

[Signature]
President of Council

[Signature]
Grand Junction City Manager

[Signature]
Public Service Co. of Colo
Electrical Dept

[Signature]
Director of Development

[Signature]
Grand Junction City Engineer

[Signature]
Mountain Bell Telephone

[Signature]
Chairman, Grand Jct., City
Planning Commission

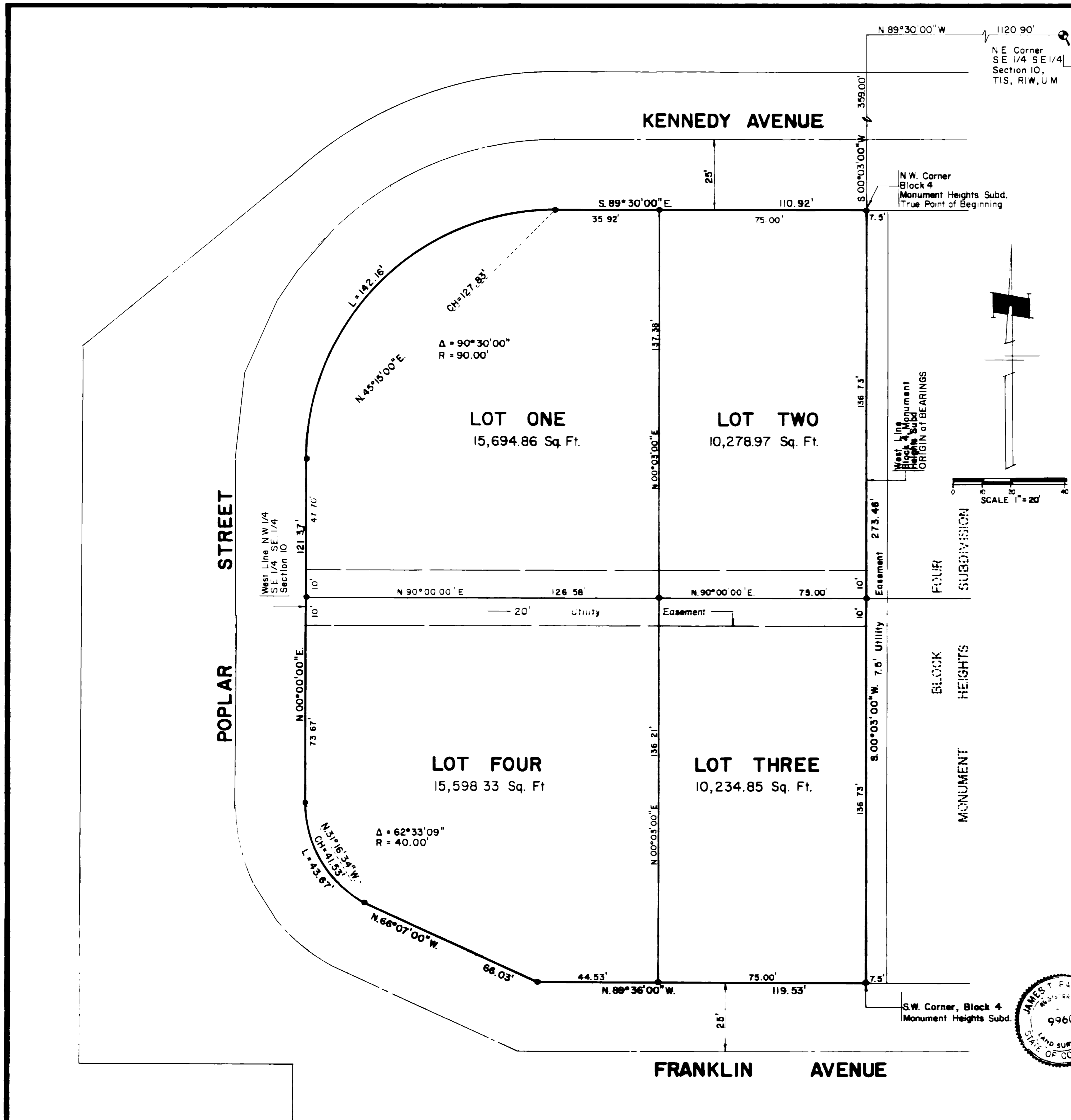
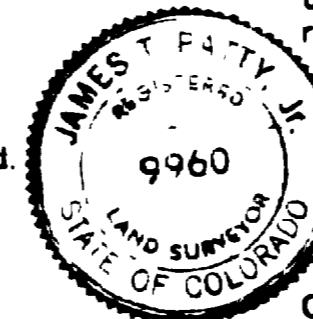
SURVEYORS CERTIFICATE

I, James T. Petty, Jr., do hereby certify that the accompanying plat of Westridge 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.

By: *[Signature]*
James T. Petty, 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: *[Signature]* Date 1/10/72
Mesa County Surveyor



- Indicates 1/2" Rebar With Monument Cap
- ⊙ Mesa County Brass Cap

71-2-6JT-248

NO 180 A

WESTRIDGE SUBDIVISION
Prepared By:
NELSON, HALEY, PATTERSON & QUIRK
ENGINEERING CONSULTANTS
GRAND JUNCTION-GREELEY, COLO. DEC., 1971