

ARNOLD SUBDIVISION FIRST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Glen F. Arnold, V. B. Arnold, and N. E. Arnold 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 of the Southeast Quarter of Section Ten, Township One South, Range One 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:

From the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 1 South, Range 1 West, Ute Meridian, run thence South 00°03'00" West 59.00 feet; Thence South 89°30'00" East 199.2 feet to the Point of Beginning, said point being the Northwest Corner of Monument Heights Subdivision; Thence South 00°03'00" West 250.00 feet along the West line of said Subdivision; Thence North 89°30'00" West 100.00 feet; Thence North 00°03'00" East 250.00 feet; Thence South 89°30'00" East 100.00 feet to the Point of Beginning. The above described tract of land contains 25,000 square feet, (0.573 acres).

That said owners have caused the said real property to be laid out and platted as Arnold Subdivision, First Addition, 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 with further right of ingress and egress to and from the above described utility easement; 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 Glen F. Arnold, V. B. Arnold and N. E. Arnold have caused their names to be hereunto subscribed this 16 day of April, A.D., 1975.

Glen F. Arnold
Glenn F. Arnold (Trustee)

V. B. Arnold
V. B. Arnold

N. E. Arnold
N. E. Arnold

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 16 day of April, A.D., 1975 by Glen F. Arnold, V. B. Arnold and N. E. Arnold.

My Commission Expires: May 9, 1977
Witness my hand and official seal. Robert D. Schmitt
Notary Public

CITY APPROVAL

This plat of Arnold Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 16 day of April, A.D., 1975.

CITY OF GRAND JUNCTION

James E. W. ... By ...
City Manager President of Council
... Chairman Grand Jct. City Planning Commission
... Utilities Coordinating Committee Grand Jct. City Engineer

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., 1975, and is duly recorded in Plat Book Number _____, Page Number _____.

By _____
Clerk and Recorder

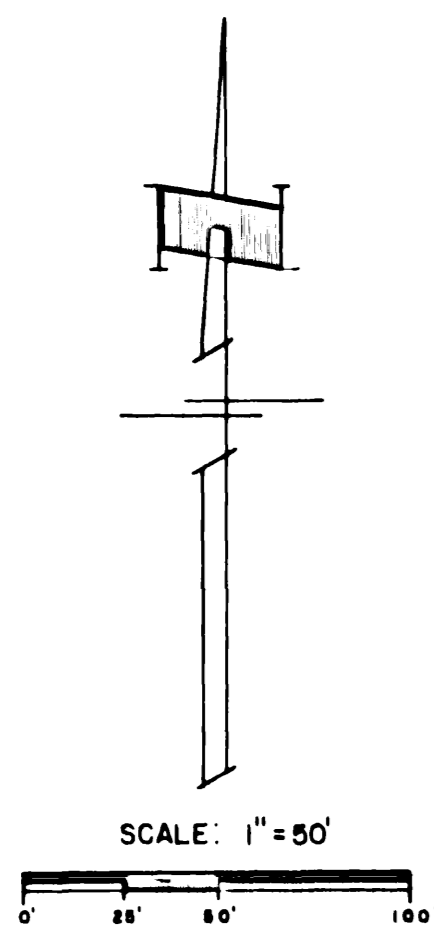
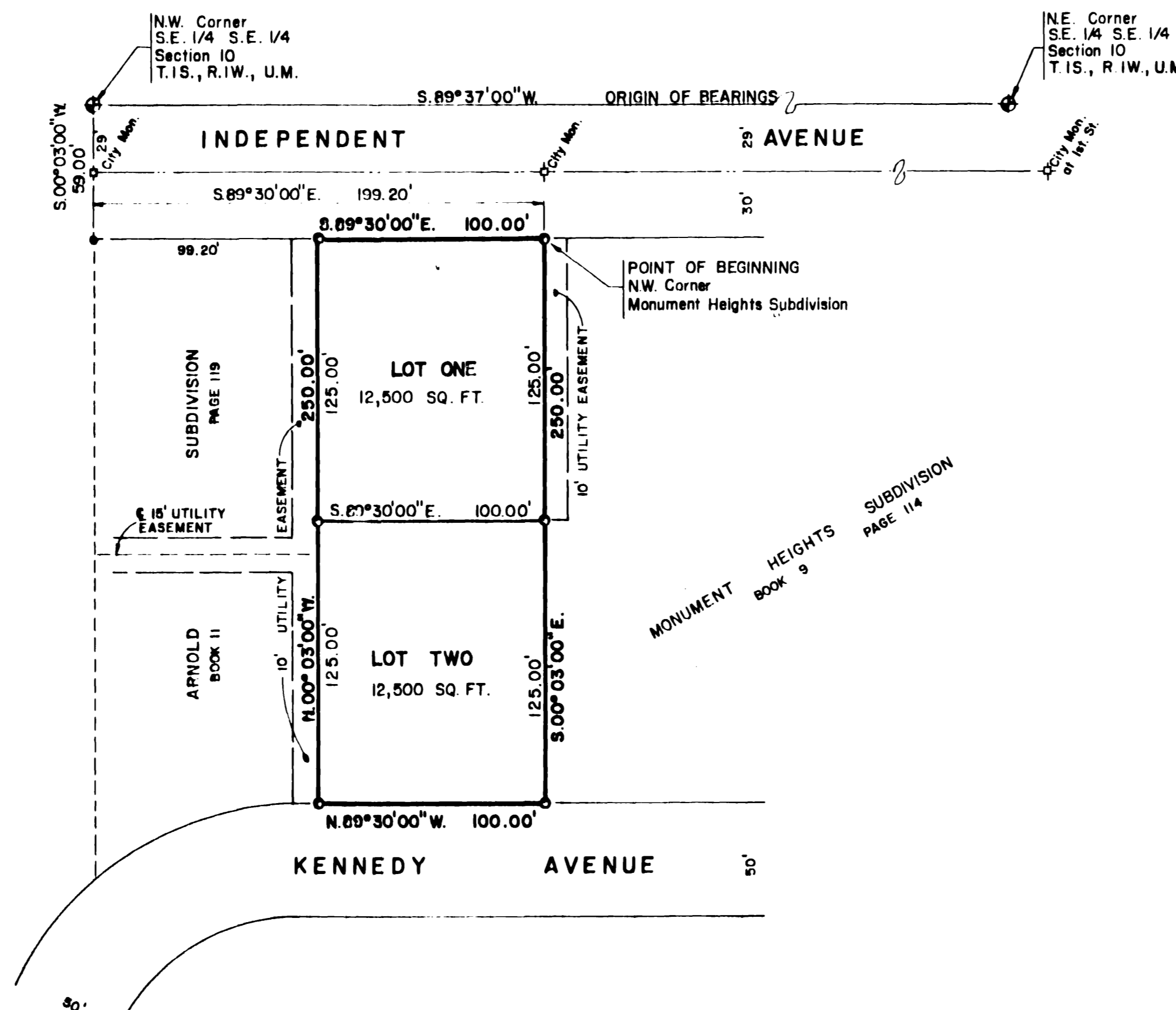
By _____
Deputy

SURVEYOR'S CERTIFICATE

I, O. L. Helling do hereby certify that the accompanying plat of Arnold Subdivision, First Addition, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

O. L. Helling
Registered Land Surveyor, Colorado Reg. No. 9354

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.
Robert P. Gerlofs Date 4/28/75
Mesa County Surveyor



- ⊕ Mesa County Brass Cap
- ⊕ City Monument
- ⊕ 5/8" Rebar and Cap Set by L.S. 9354
- ⊕ Found and Accepted 5/8" Rebar

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ARNOLD SUBDIVISION - FIRST ADDITION	
PREPARED BY: ROBERT P. GERLOFS Engineering Consultants	522 MAIN ST. GRAND JCT. COLO. PHONE: 243-8888
PREPARED FOR: O. L. HELLING Registered Land Surveyor	2388 HILL AVE. CT., GRAND JCT. COLO. PHONE: 242-7698
MARCH, 1975	