

BEASLEY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Barton O. Beasley and Dorothy J. Beasley, known as husband and wife, are the Owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being Lot 5 of Cannon Subdivision located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 7, Township 1 South, Range 1 East, Ute Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 5; Thence South 89°46'00" East along the North line of said Lot 5 a distance of 164.68 feet; Thence South 00°00'00" West along the East line of said Lot 5 a distance of 305.00 feet; Thence North 89°46'00" West along the South line of said Lot 5 a distance of 164.68 feet; Thence North 00°00'00" East along the West line of said Lot 5 a distance of 305.00 feet to the Point of Beginning, containing 1.15 acres.

That the said Owners have caused the said real property to be laid out and surveyed as Beasley 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 streets 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 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, 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, Barton O. Beasley and Dorothy J. Beasley, husband and wife, have caused their names to be hereunto subscribed this 15th day of April, A.D., 1976.

Barton O. Beasley
Barton O. Beasley

Dorothy J. Beasley
Dorothy J. Beasley

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of April, 1976, by Barton O. Beasley and Dorothy J. Beasley.

My Commission expires: January 13, 1990

Witness my hand and official seal

Yvonne Charlesworth
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

SS # 1110885

I hereby certify that this instrument was filed in my office at 10:20 o'clock A.M., June 21, A.D., 1976, and is duly recorded in plat book 11, page 227.

Earl Sawyer
Clerk and Recorder

BY: Deputy

CITY APPROVAL

This plat of Beasley Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 19th day of May, A.D., 1976, By:

K.H. Rubin President of Council
Lawrence L. Kozlowski Grand Junction City Manager
James E. Wyszocki Grand Junction City Engineer
Donald H. Wynn, Jr. Director of Development
Levi Lewis Grand Junction City Planning Commission, Chairman
Ronald P. Rab Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

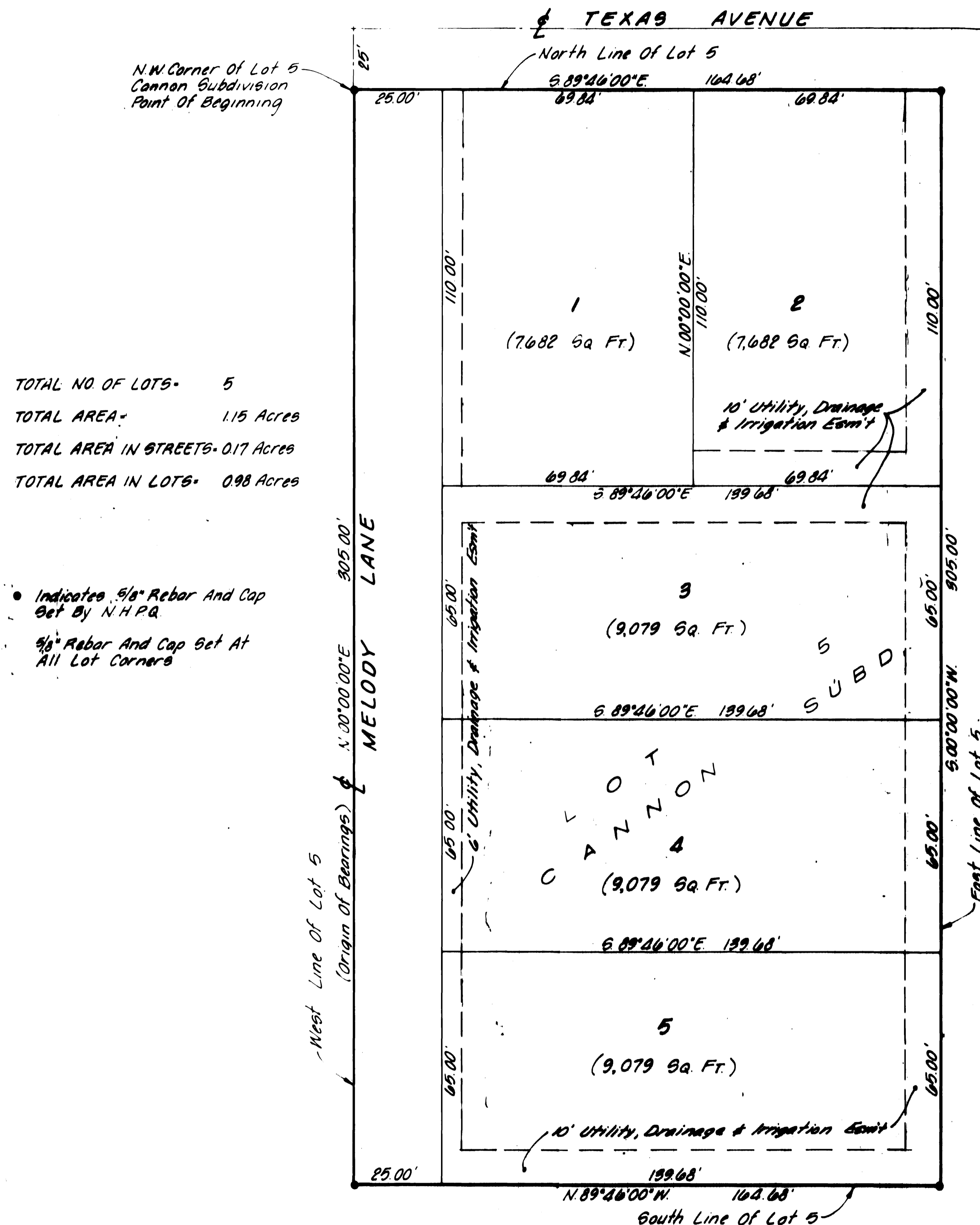
I, Richard L. Atkins, do hereby certify that the accompanying plat of Beasley Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

Richard L. Atkins
Richard L. Atkins, Professional Engineer and
Reg. Land Surveyor, Colo. Reg. No. 12291

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: *Roy C. Head*
Mesa County Surveyor

Date: 6-19-1976



TOTAL NO. OF LOTS- 5
TOTAL AREA- 1.15 Acres
TOTAL AREA IN STREETS- 0.17 Acres
TOTAL AREA IN LOTS- 0.98 Acres

- Indicates 5/8" Rebar And Cap Set By N.H.P.G.
- 5/8" Rebar And Cap Set At All Lot Corners