

ROKO SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, John and Terrance Rogers and Francis and Dona Vessels are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the NE 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, as shown on the accompanying plat thereof; said property being more particularly described as follows:

Beginning at a point 828.32 feet East and 751.1 feet South of the North Quarter Corner of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian and considering the North Line of the Northeast Quarter of said Section 18 to bear East with all other bearings contained herein relative thereto; thence East 148.96 feet; thence South 270 feet; thence West 148.96 feet; thence North 270 feet to the point of beginning;

EXCEPT a roadway 12.5 feet wide along the East side thereof. Said Subdivision contains 0.95 acres, more or less.

That the said owners have caused the said property to be laid out and surveyed as ROKO SUBDIVISION, a subdivision of a part of the County of Mesa, City of Grand Junction.

That the 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 easements as a perpetual easement for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines, and telephone lines together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. A perpetual easement is hereby dedicated to the Public Utilities Companies for the above described streets and easement.

That all expenses for installation of utilities referred to above for grading, landscaping, and for street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.

IN WITNESS WHEREOF, said owners, John and Terrance Rogers and Francis and Dona Vessels have subscribed their names this 15th day of August A.D. 1977.

John Rogers
John Rogers

Francis Vessels Jr.
Francis Vessels

Terrance Rogers
Terrance Rogers

Dona Vessels
Dona Vessels

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 15th day of August A.D. 1977 by John and Terrance Rogers and Francis and Dona Vessels.

My commission expires:

January 20, 1979

Witness my hand and official seals

Donald R. [Signature]
Notary Public

CLERK AND RECORDERS CERTIFICATE

State of Colorado)
County of Mesa) ss

I hereby certify that this instrument was filed in my office at 9:10 o'clock A M, SEP. 2 A.D., 1977, and is duly recorded in plat Book No. 11 Page 290, Reception No. 1141008.

Earl Sawyer
Clerk and Recorder

Deputy Fees

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973 38-51-102.

By: R.C. [Signature]
Mesa County Surveyor

Date: 9-1-77

CITY APPROVAL

This plat of ROKO Subdivision, located in the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted the 15 Day of JUNE A.D. 1977 by:

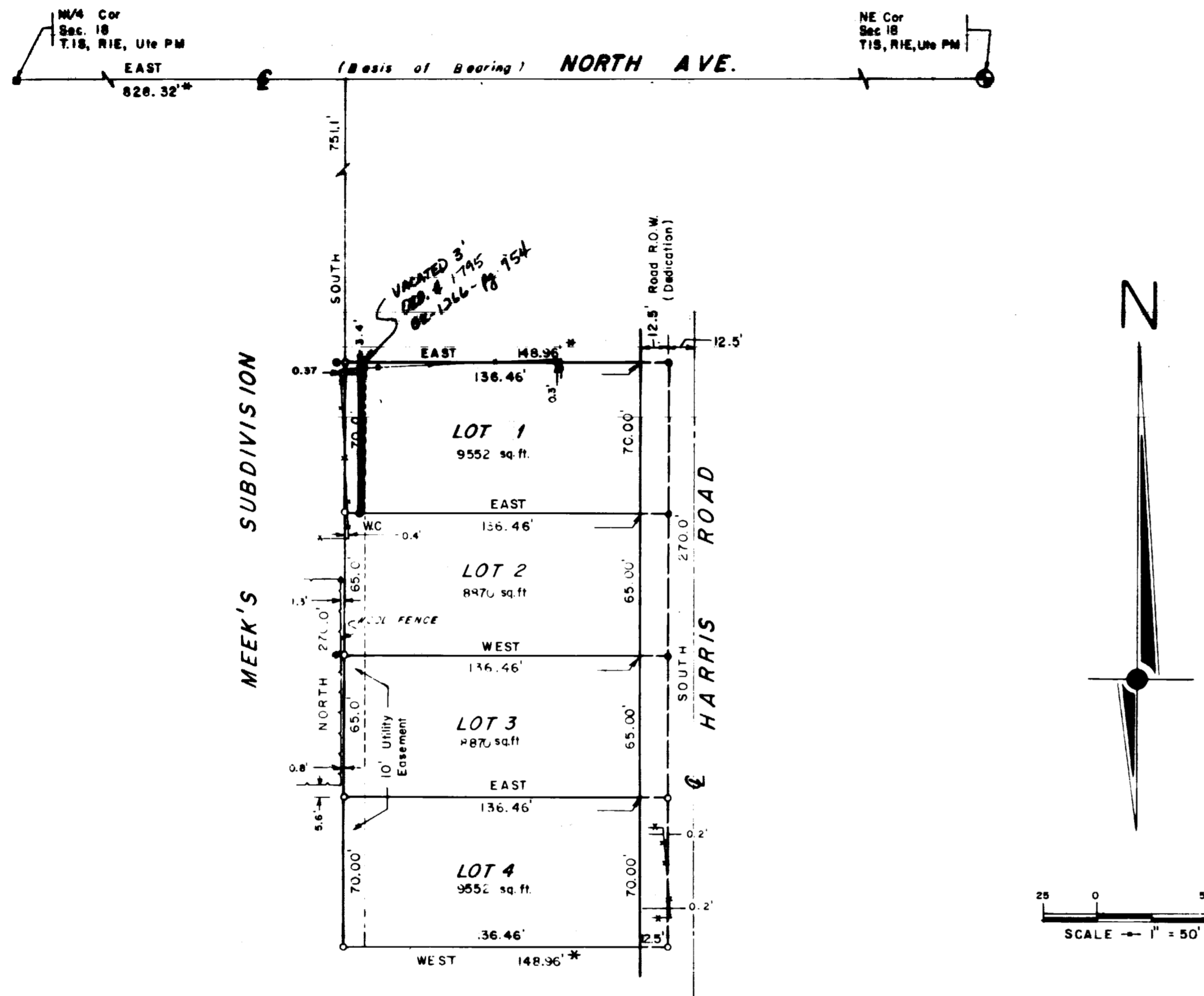
Virginia D. [Signature]
President of Council

Almora A. [Signature]
City Planner

Virginia D. [Signature]
Grand Junction City Planning Commission; Chairman

Ronald P. [Signature]
Grand Junction City Engineer

James E. [Signature]
Grand Junction City Manager



NOTE

Courses marked with * conflict with legal of record due to monument position in field. These courses have been herein corrected to alleviate overlap of legal descriptions.

LEGEND

- ◆ Mesa County Brass Cap
- FOUND Pin w/ Cap Mk'd NHPQ LS 2682
- ▲ FOUND Pin w/ Cap Mk'd LS 4307 (set in concrete)
- SET 5/8" Rebar w/ Cap Mk'd. ARMSTRONG PE & LS 11441
- WC. Witness Corner
- FOUND Hinge Nail in pavement

SURVEYOR'S CERTIFICATE

I, Edward A. Armstrong, a registered land surveyor in the state of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

Edward A. Armstrong
EDWARD A. ARMSTRONG P.E. & L.S. 11441



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ARMSTRONG ENGINEERS & ASSOC., INC.