

PINYON PARK II SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a replat of Tract "D" of Peterson-Irwin Subdivision, Replat of Lots 5 and 7 and being a part of Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Beginning at the Northeast Corner (NE Cor.) of said Tract "D"; Thence S. 00° 08' 00" E along the East line of said Tract "D" a distance of 336.82 feet to the Southeast Corner (SE Cor.) of said Tract "D", said corner being on the Northernly Right-of-Way of U. S. Highway 6 & 24; Thence S. 72° 52' 00" W along said Northernly Right-of-Way of U. S. Highway 6 & 24 a distance of 300.22 feet to the Southwest Corner (SW Cor.) of said Tract "D"; Thence N. 00° 10' 00" W along the West line of said Tract "D" a distance of 44.28 feet to the Northwest Corner (NW Cor.) of said Tract "D"; Thence N. 80° 48' 00" E along the North line of said Tract "D" a distance of 288.47 feet to the POINT OF BEGINNING. Containing 2.514 Acres.

That said owner has caused the said real property to be laid out and surveyed as "Pinyon Park II, being a Replat of Tract "D" of Peterson-Irwin Subdivision, Replat of Lots 5 and 7 a Subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies 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 lines, poles and caules, storm and sanitary sewer mains, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owner R. Wesley Haley has caused his name to be hereunto subscribed this ___ day of _____, A.D., 1977.

R. Wesley Haley

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this ___ day of _____

My Commission Expires: _____

Witness my hand and official seal:

Notary Public

This plat of Pinyon Park II, being a replat of Tract "D" of Peterson-Irwin Subdivision, Replat of Lots 5 and 7 a Subdivision of a part of the City of Grand Junction, County of Mesa, and the State of Colorado was approved and accepted on this ___ day of _____, A.D., 1977.

James E. Wysocki
City Manager

Lawrence J. Fozzard
President of Council

Virginia D. Lopez
Chairman, Grand Junction City Planning Commission

Donald B. Wynn Jr.
Director of Development

Ronald P. Rish
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA

1134510

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M. this 10th day of June, A.D., 1977 and is duly recorded in Plat Book 11, Page 265.

Earl Sawyer
Clerk & Recorder

By Hazel M. Hunsley
Deputy

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Pinyon Park II, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, and has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
Colorado Registration No. 4660

Approved for content and form only and not to the accuracy of surveys, calculations and drafting. Pursuant to C. R. S. 1973, 38-51-101-102 as amended.

Roger C. Head
Vesa County Surveyor

FIRST NATIONAL BANK OF GLENWOOD SPRINGS

Trust J. Gercoz, President

Desmond Harris, Cashier

STATE OF COLORADO

COUNTY OF

The foregoing instrument was acknowledged before me this 25th day of Feb., 1977 by Trust J. Gercoz, President and Desmond Harris, Cashier.

My Commission expires March 11, 1979

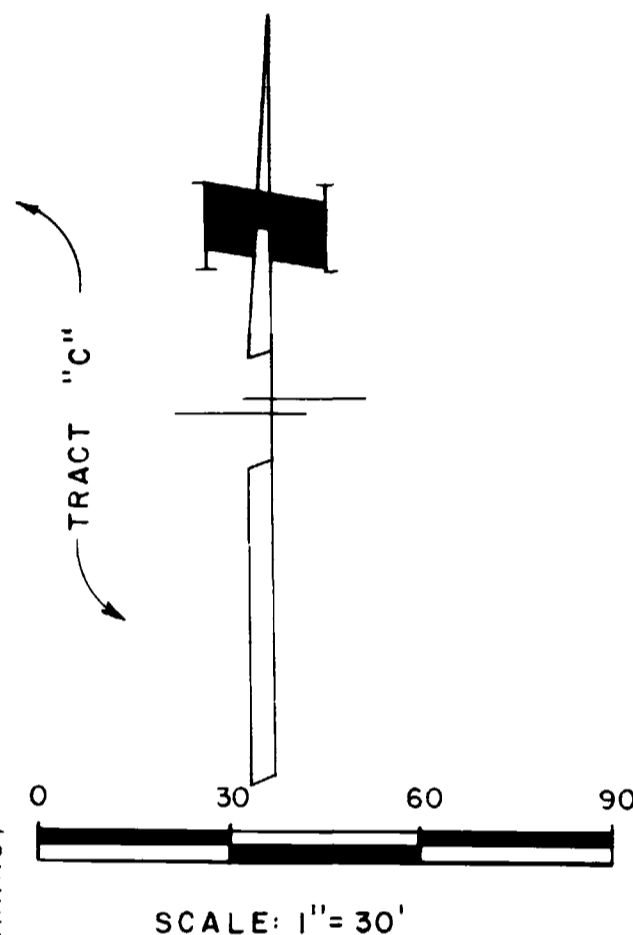
Witness my hand and official seal:

Karen Fisher

NE COR. TRACT "D"
PETERSON IRWIN SUBDIVISION
REPLAT OF LOT 5 & 7
POINT OF BEGINNING

LEGEND

- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates Found 5/8" Rebar

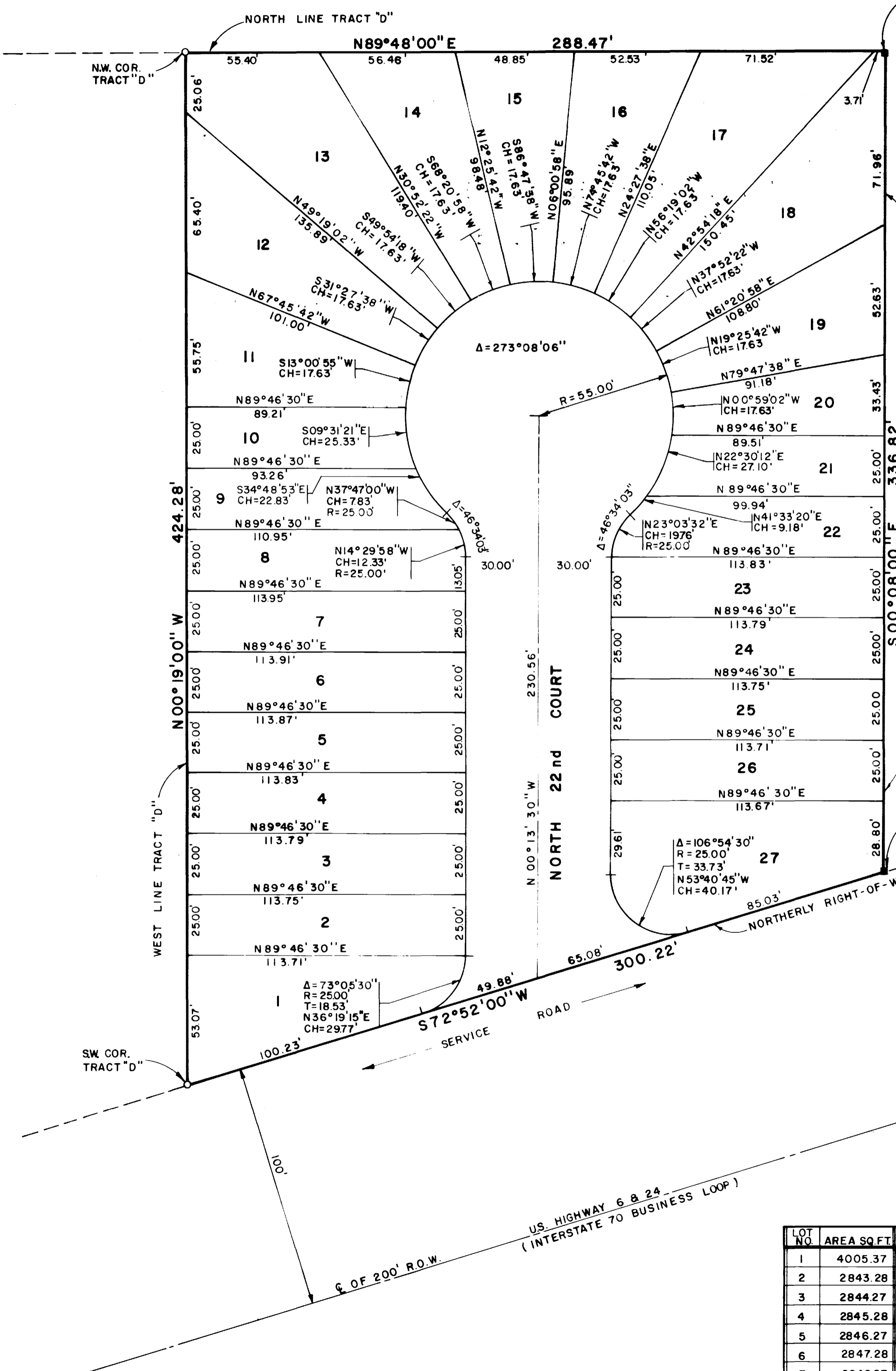


AREA QUANTITIES

Total Acres in Lots	2.042 Ac. or 81.2%
Total Acres in Street	0.472 Ac. or 18.8%
Total Acres	2.514 Ac. or 100.00%

LOT AREAS

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
1	4005.37	8	2837.48	15	3176.60	22	2726.85
2	2843.28	9	2531.34	16	3452.80	23	2845.30
3	2844.27	10	2255.77	17	4877.46	24	2844.30
4	2845.28	11	3357.17	18	4970.08	25	2843.30
5	2846.27	12	4223.68	19	3300.82	26	2842.30
6	2847.28	13	5473.66	20	2281.17	27	4974.99
7	2848.27	14	3747.47	21	2337.44	TOTAL	88,980.00



PINYON PARK II SUBDIVISION
ROBERT P. GERLOFS
 Engineering Consultants 825 ROOD ST. GRAND JCT., COLO. 81501, PHONE 243-8966
 JAN., 1977