

MOTOR CITY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, William B. Lowe and Barbara A. Lowe are the owners of that real property situated in the East half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4 Corner) of said Section 10, and considering the Southerly line of the Southeast Quarter (SE1/4) of said Section 10 to bear South 89° 31' 00" East, 1323.14 feet to the Southeast Corner of said Southwest Quarter (SW1/4) Southeast Quarter (SE1/4); Thence North 00° 08' 48" East, 288.9 feet to a point on the East line of said Southwest Quarter (SW1/4) Southeast Quarter (SE1/4) which is the Northerly Right of Way of Highway 6850 and is the True Point of Beginning; thence along said Right of Way along the arc of a curve to the Right having a radius of 3620.00 feet, whose chord bears N 74° 39' 33" W, 269.48 feet, through a central angle of 4° 15' 58", 269.54 feet; along said curve to a point of intersection with a straight line; thence continuing along said highway right of way the following three courses and distances: N 88° 17' W, 255.24 feet; thence N 68° 31' W, 118.20 feet; thence N 64° 52' W, 39.23 feet; thence S 00° 14' 35" E, 648.00 feet along the West line of the East half (E1/2) of the Southwest Quarter (SW1/4) Southeast Quarter (SE1/4) of said Section 10; thence S 89° 40' 55" E, 91.00 feet; thence S 00° 14' 35" W, 40.00 feet; thence S 89° 40' 55" E, 70.00 feet; thence N 00° 14' 35" E, 275.00 feet to the North line of the Southwest Quarter (SW1/4) Southeast Quarter (SE1/4) of said Section 10, thence S 89° 40' 55" E, 228.37 feet along the North line of the Southwest Quarter (SW1/4) Southeast Quarter (SE1/4) of said Section 10; thence S 00° 08' 48" W, 150.00 feet; thence S 89° 40' 55" E, 110.00 feet; thence S 00° 08' 48" W, 503.36 feet; thence S 89° 36' E, 150.00 feet; thence S 00° 08' 48" W, 364.67 feet along the East line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 10 to the True Point of Beginning, containing 10.895 Acres, more or less.

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

That the said owners do hereby dedicate and set apart all streets and public sites 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 and drainage 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, William B. Lowe & Barbara A. Lowe have caused their names to be hereunto subscribed this 24th day of JANUARY A.D., 1977.

William B. Lowe
William B. Lowe

Barbara A. Lowe
Barbara A. Lowe

STATE OF COLORADO)
COUNTY OF MESA) SS The foregoing instrument was acknowledged before me on this 24th day of January A.D., 1977 by William B. Lowe and Barbara A. Lowe

My commission expires January 30, 1980

Witness my hand and official seal.

J. L. Kohler
Notary Public

#1127446 CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) I hereby certify that this instrument was filed in my office
COUNTY OF MESA) SS at 8:30 o'clock P. M., March 11, A.D., 1977,
and is duly recorded in plat book 11, page 249.

Earl Sawyer
Clerk and Recorder

By: _____
Deputy

Fee 10.00

CITY APPROVAL

This plat of Motor City Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 16 day of February, A.D., 1977, By:

Lawrence J. Forjick President of Council
James E. Wozniak Grand Junction City Mgr.

Donald H. Warrick Director of Development
Virginia D. Flaser Grand Junction City Planning Commission, Chairman
Ronald P. Rich Grand Junction City Eng.

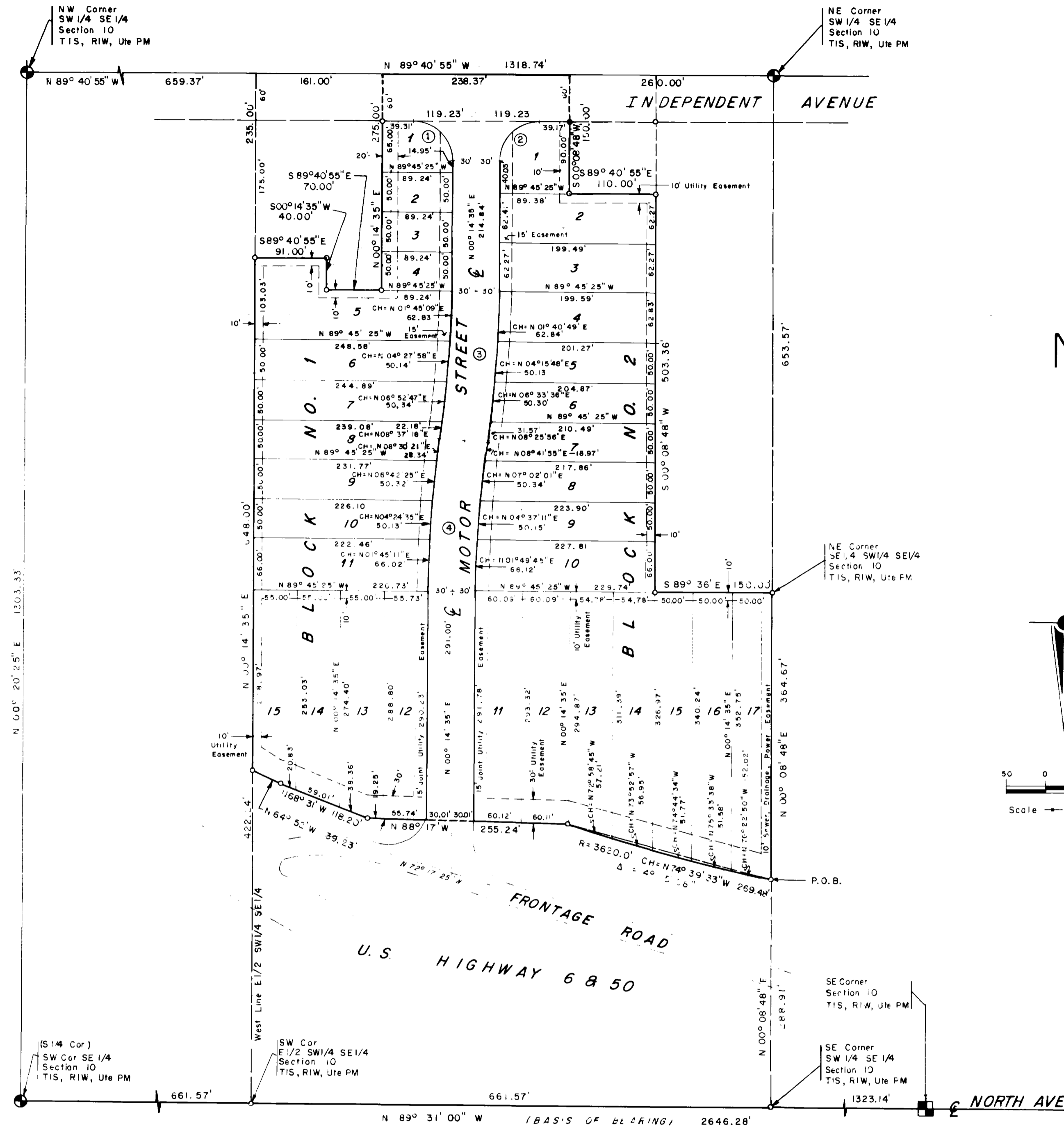
SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of Motor City Subdivision of a part of the County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of same.

James H. Luke
JAMES H. LUKE LS. 14115

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973, 38-51-101-102.
By: *J. L. Kohler* Date 2-8-77
Mesa County Surveyor

MOTOR CITY SUBDIVISION
ARMSTRONG ENGINEERS & ASSOC., INC
861 ROOD AVE. GRAND JUNCTION, CO. 81501 PH. 245-3881



LEGEND

- Mesa County Brass Cap
- Grand Junction City Monument
- FOUND 5/8" Rebar
- SET 5/8" Rebar w/ Cap Mk'd.
ARMSTRONG RE. & L.S. 11441 in concrete
- To be Set at property corners 5/8" Rebar w/ Survey Cap

CURVE DATA

CURVE	DELTA	RADIUS	CHORD	BEARING	TANGENT	LENGTH
①	89° 55' 30"	50.00	70.66	N 44° 43' 10" W	49.93'	78.47'
②	90° 24' 30"	50.00	70.76	N 45° 16' 50" E	50.07'	78.60'
③	8° 54' 40"	1222.75	189.98	N 4° 41' 55" E	95.28'	193.17'
④	8° 54' 40"	1222.75	189.98	N 4° 41' 55" W	95.28'	193.17'

AREA QUANTITIES

TOTAL ACRES = 10.895
TOTAL NO OF LOTS = 32
TOTAL AREA IN LOTS = 9.321 Acres
TOTAL AREA IN PUBLIC R.O.W = 1.574 Acres

