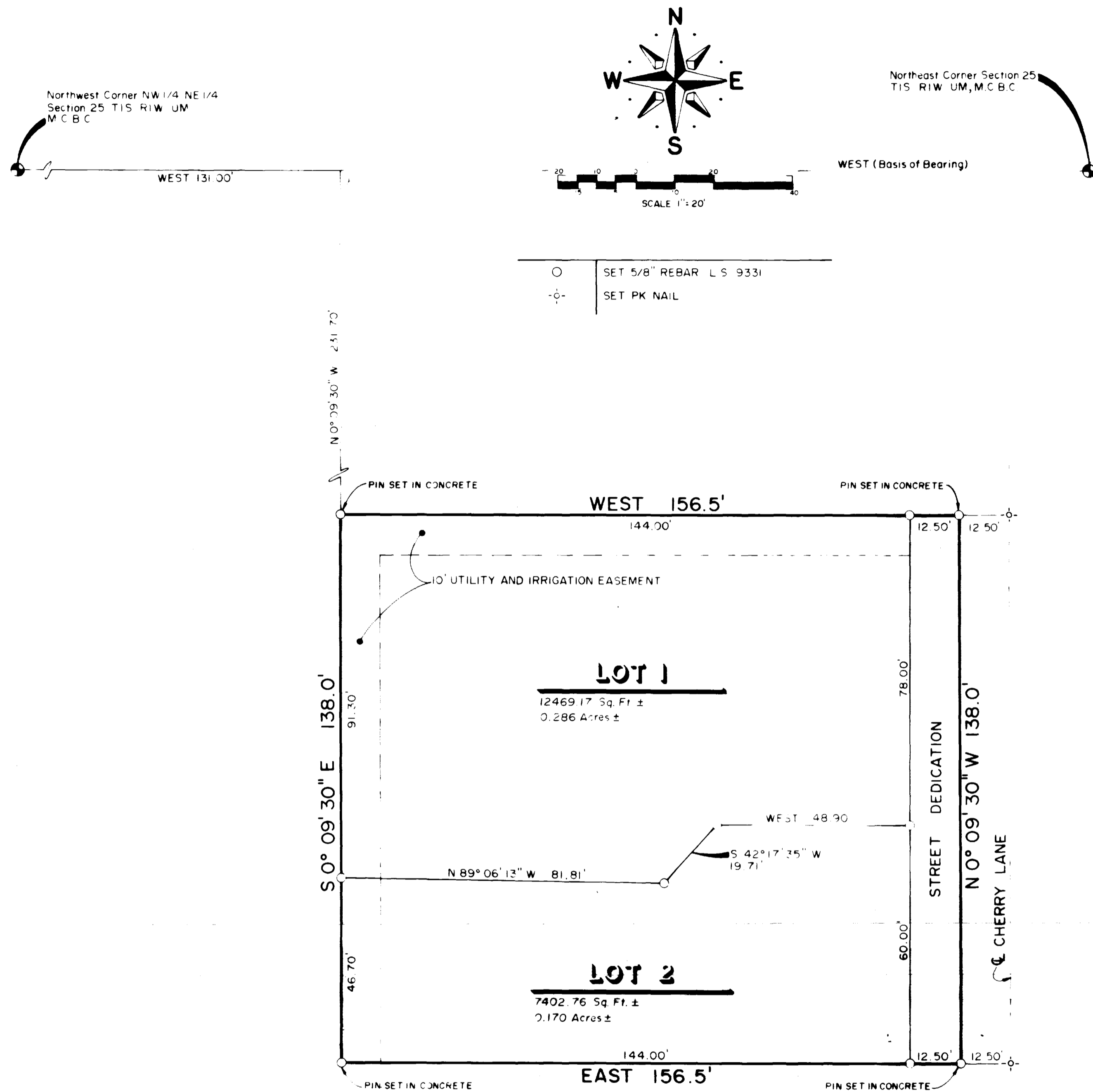


# Mc COY SUBDIVISION

## CITY OF GRAND JUNCTION



### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Cecil W. McCoy and Irene A. McCoy are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the NW 1/4 of the NE 1/4 of Section 25, Township 1 South, Range 1 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:

Beginning at a point from which the Northwest corner of the NW 1/4 of the NE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; bears N 0° 09' 30" W 231.70 feet and West 131.00 feet, Thence S 0° 09' 30" E 138.00 feet, Thence East 156.50 feet, Thence N 0° 09' 30" W 138.00 feet, Thence West 156.50 feet to the Point of Beginning. Containing 0.30 Acres more or less.

That said owners have caused the said real property to be laid out and platted as Mc COY SUBDIVISION, 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 to the public 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 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 easements; and those portions of said property which are labeled as irrigation easement on the accompanying plat as easement for installation of irrigation ditches, flumes and conduits.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, Not by the City of Grand Junction.

In Witness Whereof, said Cecil W. McCoy and Irene A. McCoy have caused their names to be hereunto subscribed this 12 day of October A.D. 1977.

*Cecil W. McCoy*  
Cecil W. McCoy

*Irene A. McCoy*  
Irene A. McCoy

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 12 day of October A.D. 1977, by Cecil W. McCoy and Irene A. McCoy  
My Commission Expires 3-8-80

*See John Ryden*  
Notary Public

### CITY APPROVAL

This Plat of Mc COY SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 18 day of January A.D. 1978, By:

City Manager  
*Virginia D. Hooper*  
Chairman, Grand Junction City Planning Commission  
*Ronald P. Rish*  
Grand Junction City Engineer

President of Council  
*William J. Slaver*  
Director of Development

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA     )

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1977, and is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Reception No. \_\_\_\_\_ Fees \$ \_\_\_\_\_

Clerk and Recorder

Deputy

### SURVEYOR'S CERTIFICATE

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

Mesa County Surveyor

Date

I, William G. Ryden do hereby certify that the accompanying Plat of Mc COY SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and is accurately delineated on this plat and represents a field survey of same.

*William G. Ryden*  
William G. Ryden, Registered Land Surveyor No. 9331