

LAURIE ANN SUBDIVISION

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the previous platting of land and public rights of way, the vacation of the following described access easement is approved:

The recorded driveway easement as recorded in Book 382, Page 349, and also Book 381, Page 428 of the Mesa County Clerk and Recorder being more particularly described as follows: The East 20 feet of the following described tract: Beginning at the SW Corner of the West 165 feet of the East 20 Acres of the West 30 Acres of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, T1S, R1E, Ute P.M.; thence North 313.4 feet; thence East 165 feet; thence South 313.4 feet; thence West 165 feet to the point of beginning.

Approved this _____ day of _____, 1978.

Grand Junction City Council & Planning Commission

President of Council _____

Chairman, Grand Junction City Planning Commission _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Douglas C. and Charlene J. Sawtelle are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 7, 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 which is S89°51'30"E 330.00 feet from the Southwest Corner of the Northwest Quarter of Section 7, T1S, R1E, Ute PM; thence S89°51'30"E 65.00 feet; thence N00°02'W 154.00 feet; thence S89°51'30"E 78.00 feet; thence S00°02'E 154.00 feet; thence S89°51'30"E 22.00 feet; thence N00°02'W 313.40 feet; thence N89°51'30"W 165.00 feet; thence S00°02'E 313.40 feet to the point of beginning, EXCEPT the South 40 feet of said parcel as described in Book 92 Page 440, Mesa County Clerk and Recorder.

That the said owners have caused the said property to be laid out and surveyed as LAURIE ANN 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 Utility Companies for the above described streets and easements.

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, Douglas C. and Charlene J. Sawtelle have subscribed their names this 20 day of December, A.D. 1977.

Douglas C. Sawtelle
Douglas C. Sawtelle

Charlene J. Sawtelle
Charlene J. Sawtelle

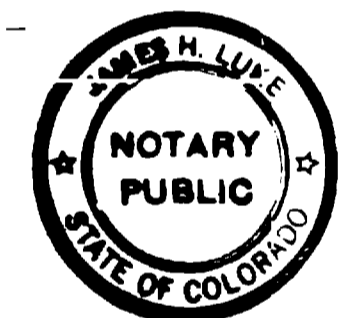
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 20 day of December, A.D. 1977 by Douglas C. and Charlene J. Sawtelle

My commission expires: Sept. 7, 1981

Witness my hand and official seal

James H. Luke
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 10:50 o'clock A.M. MAR 6 A.D., 1978, and is duly recorded in plat Book No. 11 Page 337.
Reception No. 1154389

Earl Sawyer
Clerk and Recorder

Deputy _____ Fees _____

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 PE & LS 11441



CITY APPROVAL

This plat of LAURIE ANN SUBDIVISION, located in the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted the 15 day of FEBRUARY, A.D. 1978 by:

James H. Luke
President of Council

Alvin A. Seaver
City Planner

Ronald P. Peab
Grand Junction City Engineer

James H. Luke
Grand Junction City Planning Commission; Chairman

James E. Wysocki
Grand Junction City Manager

LEGEND

- ◆ Mesa County Brass Cap
- Found Pin & Cap Mk'd NHPQ LS 2682
- Found Rebar
- ▼ Found Nail in Pavement
- ∇ Set Nail in Pavement
- Set 5/8" Rebar w/ Cap Mk'd.
ARMSTRONG PE & LS 11441
- ┴ 5/8" Rebar w/ Cap Mk'd.
ARMSTRONG PE & LS 11441
To be set at all Lot Corners.

