



SCALE 1" = 100'

- LEGEND
- ⊕ M.C.S.M.
  - CITY MON
  - N.P.S. REBAR

# PETERSON - IRWIN SUBDIVISION REPLAT OF LOTS 5 AND 7

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned J. C. Irwin, Evelyn L. Irwin, Jack C. Irwin, Jr., Shirley Irwin, Phillip D. Irwin, R. Wesley Raley, and Peterson Auto Body Inc. (D.C. Andrew Peterson, Pres.) are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and located within the Southeast Quarter of Section 13, 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:

Lot 5 - as recorded in Plat Book Number 11, Page 98 with the Mesa County Clerk and Recorder's Office. Beginning at a point which bears S 00° 08' E 500.74 ft. from the East Quarter Corner of Section 13, T. 1 S., R. 1 W. of the Ute Meridian. Said Point of Beginning being on the Southerly Right-of-Way of U.S. Highway 6 & 24. Thence along said Southerly Right-of-Way S 72° 52' W 108.05 ft., thence S 17° 08' E 250.0 ft. to the Northerly Right-of-Way of the Denver and Rio Grande Western Railroad, thence along said Northerly Right-of-Way N 72° 52' E 941.62 ft., thence N 00° 08' W 261.42 ft. to the Point of Beginning.

And also:  
Lot 7  
Beginning at a point which is the Northeast Corner of Lot 7, Peterson - Irwin Subdivision, as recorded in Plat Book Number 11, Page 98 with the Mesa County Clerk and Recorder's Office, said Point bears S 70° 17' 23" W 1288.93 ft. from the East Quarter Corner of Section 13, T. 1 S., R. 1 W. of the Ute Meridian, thence S 89° 48' W along the North Line of Lot 7, 638.47 ft. to the Northwest Corner of Lot 7, thence S 00° 19' E 424.26 ft. along the West Line of Lot 7, to the Southwest Corner of said Lot 7 and the Northerly Right-of-Way of U.S. Highway 6 & 24. Thence N 72° 52' E along the South Line of Lot 7, 666.20 ft. to the Southeast Corner of Lot 7, thence N 00° 08' W 230.22 ft. to the Point of Beginning.

That said owners have caused the said real property to be laid out and platted as Peterson - Irwin Subdivision Replat of Lots 5 and 7, 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 those portions of said real property which are labeled as streets, avenues, roads, and 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 real property which are labeled as irrigation easements on the accompanying plat as 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 the aforesaid owners have caused their names to be subscribed hereto and the corporate seal to be annexed this 28 day of December A.D. 1976

*J. C. Irwin*  
J. C. Irwin  
Evelyn L. Irwin, Phillip D. Irwin, Jack C. Irwin, Jr. and Shirley Irwin.  
By J. C. Irwin  
J. C. Irwin, Attorney in Fact

*R. Wesley Raley*  
R. Wesley Raley  
Peterson Auto Body, Inc.  
By Alta A. Peterson  
Alta A. Peterson, Secretary  
By D.C. Andrew Peterson  
D.C. Andrew Peterson, President

STATE OF COLORADO  
COUNTY OF MESA  
The foregoing instrument was acknowledge before me this 28th day of December A.D. 1976, by J.C. Irwin, individually and as attorney in fact for Evelyn L. Irwin, Phillip D. Irwin, Jack C. Irwin, Jr., and Shirley Irwin and D.C. Andrew Peterson as President and Alta A. Peterson as Secretary, respectively, of Peterson Auto Body, Inc. and R. Wesley Raley.  
My Commission expires November 4th, 1978  
Witness my hand and official seal. *Margaret K. Coffield*  
Margaret K. Coffield, Notary Public

CITY APPROVAL  
This plat of Peterson - Irwin Subdivision Replat of Lots 5 and 7, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 21 day of July A.D. 1976

CITY OF GRAND JUNCTION

*James E. Wyranki*  
City Manager

*Robert J. Fogel*  
President of Council

*Donald W. Wornoff*  
Director of Development

*Ronald P. Rish*  
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO  
COUNTY OF MESA  
I hereby certify that this instrument was filed in my office at 4:25 o'clock P.M., Feb 18 A.D. 1977 and is duly recorded in Plat Book No. 11, Page 243 Reception # 112628 Fee 10.00  
By Earl Sawyer  
Earl Sawyer, Clerk & Recorder

SURVEYOR'S CERTIFICATE  
I, Clarence J. Bielak do hereby certify that the accompanying plat of Peterson - Irwin Subdivision Replat of Lots 5 and 7, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado has been prepared under my direction and accurately represents a field survey of same.  
*Clarence J. Bielak*  
Registered Land Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended  
*Paul J. Head*  
Paul J. Head, Mesa County Surveyor

WESTERN ENGINEERS, INC.  
PLAT OF  
**PETERSON - IRWIN SUBDIVISION  
REPLAT OF LOTS 5 AND 7**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

SURVEYED BY D.S. DRAWN BY D.S. CHECKED BY C.S.  
REVISION 1/5/76 GRAND JUNCTION, COLO. DWG. 670-685-4 12/4/73