

SIX & FIFTY WEST SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, William B. Lowe and Gerald W. Pittsinger, are the owners of that real property situated in the NW 1/4 SE 1/4, Section 15, T1S, R1W, Ute PM as shown on the accompanying plat thereof; said property being more particularly described as follows:

Beginning at a point N89°56'05"W 86.50 feet from the SE Corner of the NW 1/4 SE 1/4, said Section 15; thence N00°05'42"E 25.00 feet; thence N89°54'18"W 38.50 feet; thence N00°05'42"E 65.00 feet; thence N10°51'18"E 206.61 feet along the drain ditch to its intersection with the State Highway; thence along the Southerly Right of Way of said State Highway N33°07'46"W 51.38 feet; thence S56°52'14"W 20.00 feet; thence N33°07'46"W 328.10 feet; thence N39°24'46"W 18.90 feet; thence N50°35'14"E 20.00 feet; thence N39°24'46"W 45.00 feet to said right of way intersection with the North Line of said NW 1/4 SE 1/4; thence N89°46'46"W 324.20 feet along said North line to the NW Corner of said NW 1/4 SE 1/4; thence S00°00'00"W 662.50 feet to the SW Corner of said NW 1/4 SE 1/4; thence S89°56'05"E 572.90 feet along the South line of said NW 1/4 SE 1/4 to the point of beginning.

That said owners have caused the said property to be laid out and surveyed as SIX & FIFTY WEST SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That the said 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 and drainage easements on the accompanying plat to the Public Utilities 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 & Gerald W. Pittsinger have caused their names to be hereunto subscribed this 28th day of February A.D., 1978.

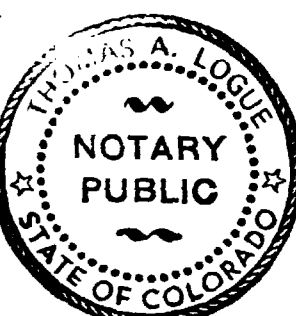
William B. Lowe
William B. Lowe

Gerald W. Pittsinger
Gerald W. Pittsinger

STATE OF COLORADO) The foregoing instrument was acknowledged
COUNTY OF MESA) ss before me on this 28th day of February
A.D., 1978 by William B. Lowe and Gerald
W. Pittsinger.

My commission expires: Aug. 9th 1981
Witness my hand and official seal.

Thomas A. Loggie
Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) I hereby certify that this instrument was
COUNTY OF MESA) ss filed in my office at _____ o'clock _____ M.,
_____ day of _____, A.D., 1978, and
is duly recorded in plat book _____,
page _____, Reception No. _____.

Clerk and Recorder _____ By Deputy _____ Fees _____

CITY APPROVAL

This plat of SIX & FIFTY WEST SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____, A.D., 1978, By:

President of Council _____ Grand Junction City Mgr.

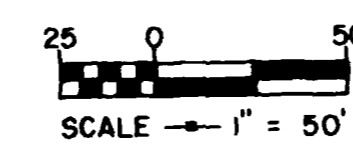
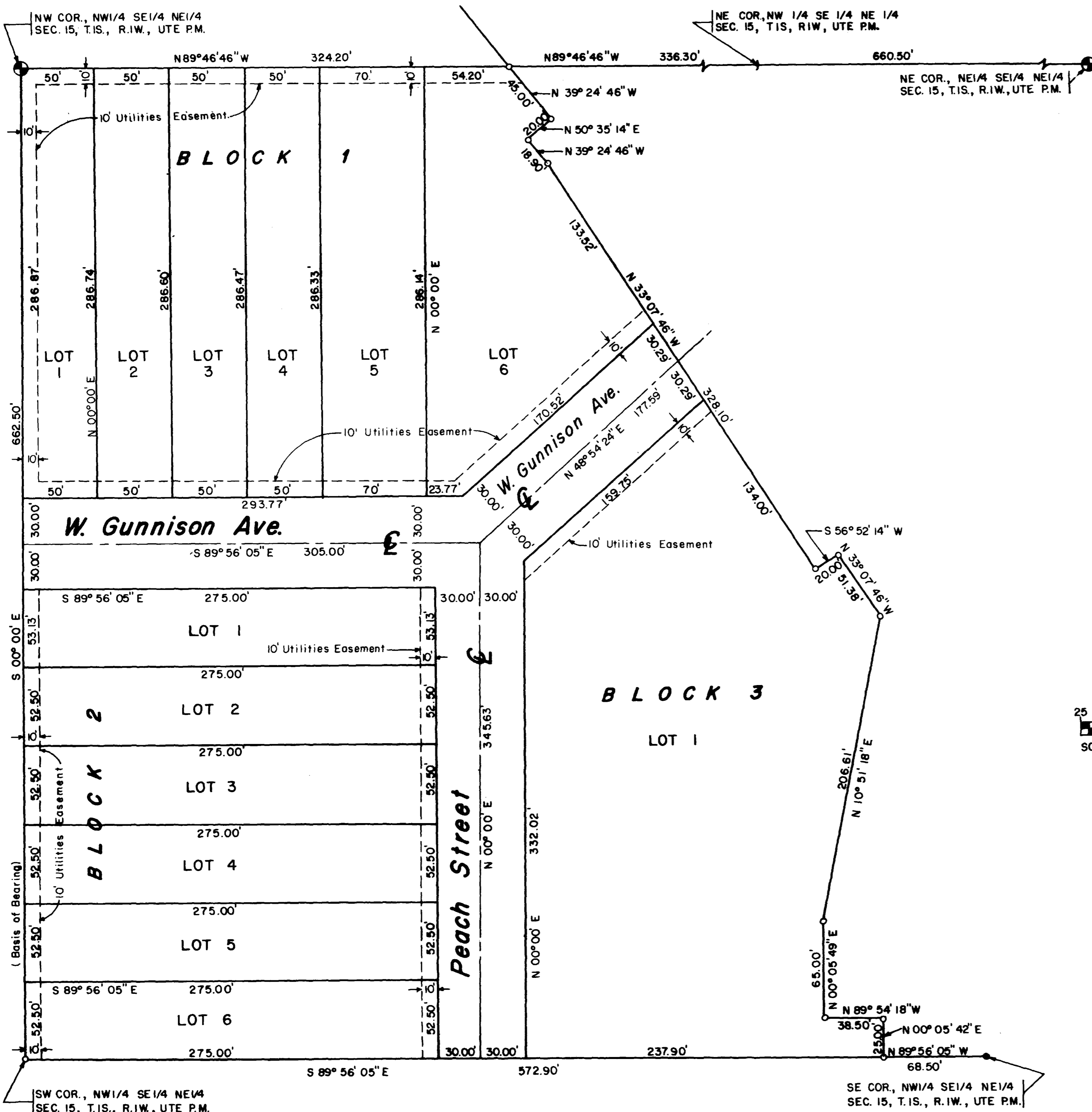
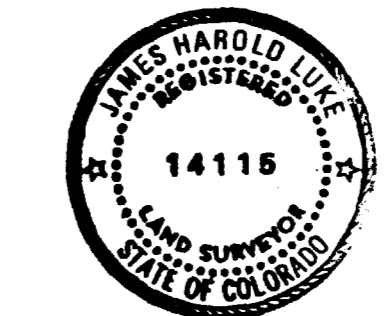
Almas A. Beaver
Director of Development Grand Junction City Planning
Commission, Chairman

Ronald P. Rich
Grand Junction City Eng.

SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of SIX & FIFTY WEST 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
Registered Land Surveyor LS 14115



LEGEND

- Mesa County Survey Monument
- Steel Pin w/Cap in Concrete L.S. 12093
- Found #6 Rebar L.S. 12901
- └ Lot Corners to be Set

NOTE:
Boundary Survey by
NICHOLS & ASSOCIATES L.S. 12093

NOTES

Total Area	7.3807 ± Acres	100%
Lots	6.2778 ± Acres	85.05%
Streets	1.1029 ± Acres	14.95%

6 & 50 WEST SUBDIVISION
ARMSTRONG ENGINEERS & ASSOCIATES, INC.
861 ROOD AVE., GRAND JUNCTION, COLO. 81501 245-3861
2/24/78