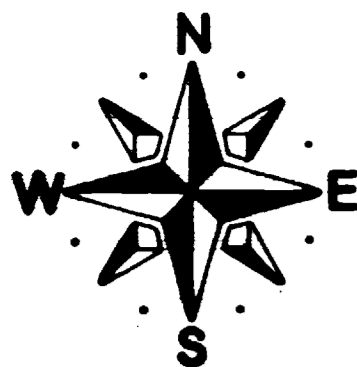


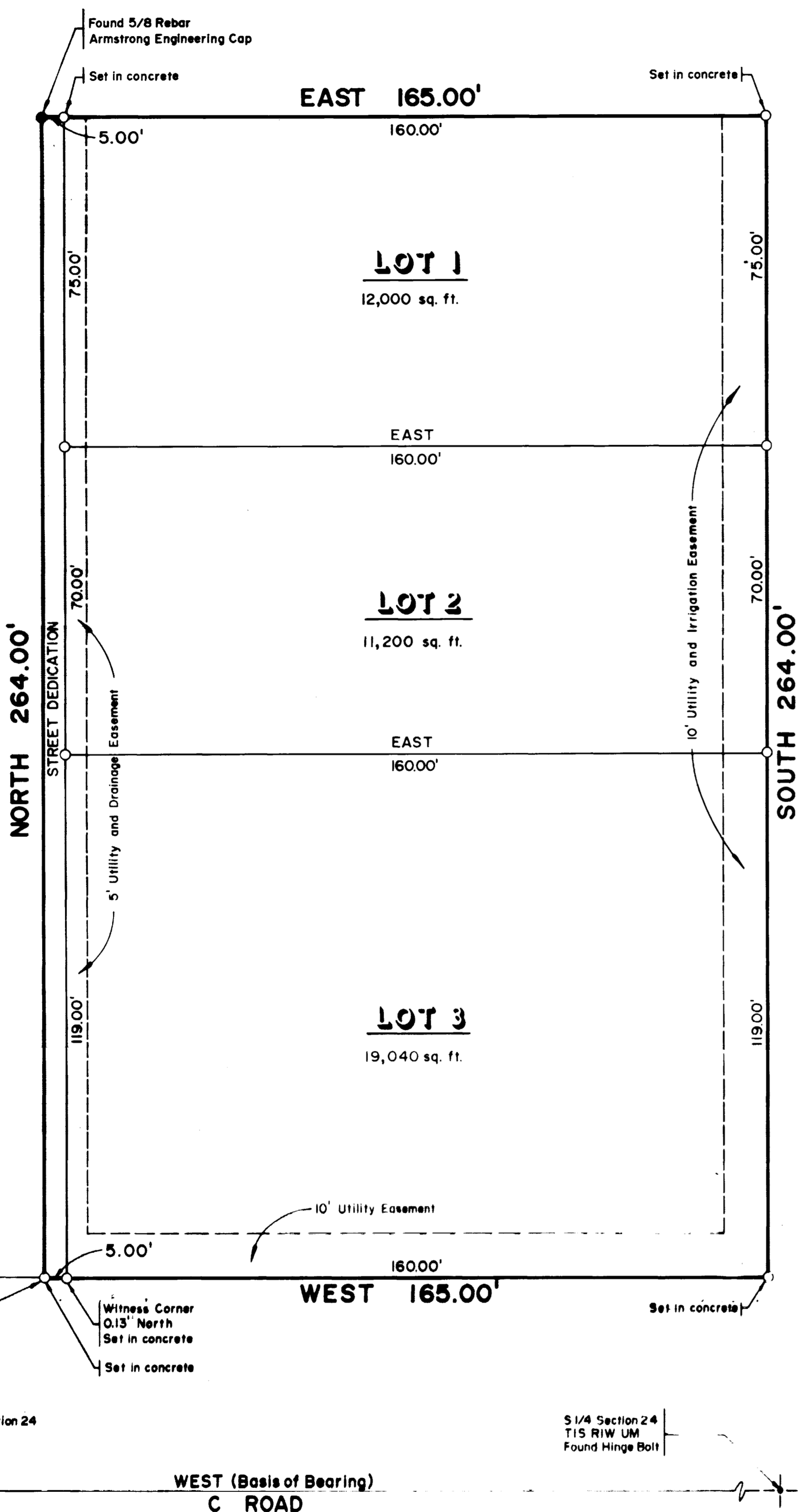
CLOCK SUBDIVISION

CITY OF GRAND JUNCTION



SCALE 1"=20'
Prepared April 3, 1978

PINON STREET (Approx. 40' Existing R.O.W.)



LEGEND

○ Set Pin and Cap

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Keith A. Clock and Amateene Clock are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the SW 1/4 Section 24, 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 294.00 feet North and 460.00 feet East of the SW corner of said Section 24 and considering the South line of the SW 1/4 of said Section 24 to bear West and with all bearings herein related thereto; thence North 264.00 feet; thence East 165.00 feet; thence South 264.00 feet; thence West 165.00 feet to the Point of Beginning. The above described parcel contains 1.00 Acres more or less.

That said owners have caused the said real property to be laid out and platted as CLOCK 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 line, 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 Keith A. Clock and Amateene Clock have caused their names to be hereunto subscribed this 31 day of March A.D., 1978.

Keith A. Clock
Keith A. Clock - Contract Buyer

Amateene Clock
Amateene Clock - Contract Buyer

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 31 day of March A.D., 1978, by Keith A. Clock and Amateene Clock.
My Commission Expires: 3-8-80

[Signature]
Notary Public

CITY APPROVAL

This Plat of CLOCK SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this 17th day of May A.D., 1978, By:

James E. Wyzanski
City Manager

Karen Johnson
President of Council

Juanie Kiddle
Chairman, Grand Junction City Planning Commission

Delmar A. Seaver
City Planner

Ronald P. Rich
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS 1163720

I hereby certify that this instrument was filed in my office at 10:30 O'Clock A.M., this 31st day of June A.D., 1978, and is duly recorded in Plat Book 12, Page 86, Reception No 1163720, Fee \$ 10.00

Earl Sawyer
Clerk and Recorder

Ben Hazel M. Hendrick
Deputy

SURVEYOR'S CERTIFICATE

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

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

**CLOCK
SUBDIVISION**

PREPARED BY
COLORADO WEST SURVEYING CO.
835 Colorado Avenue, Grand Junction, Colorado