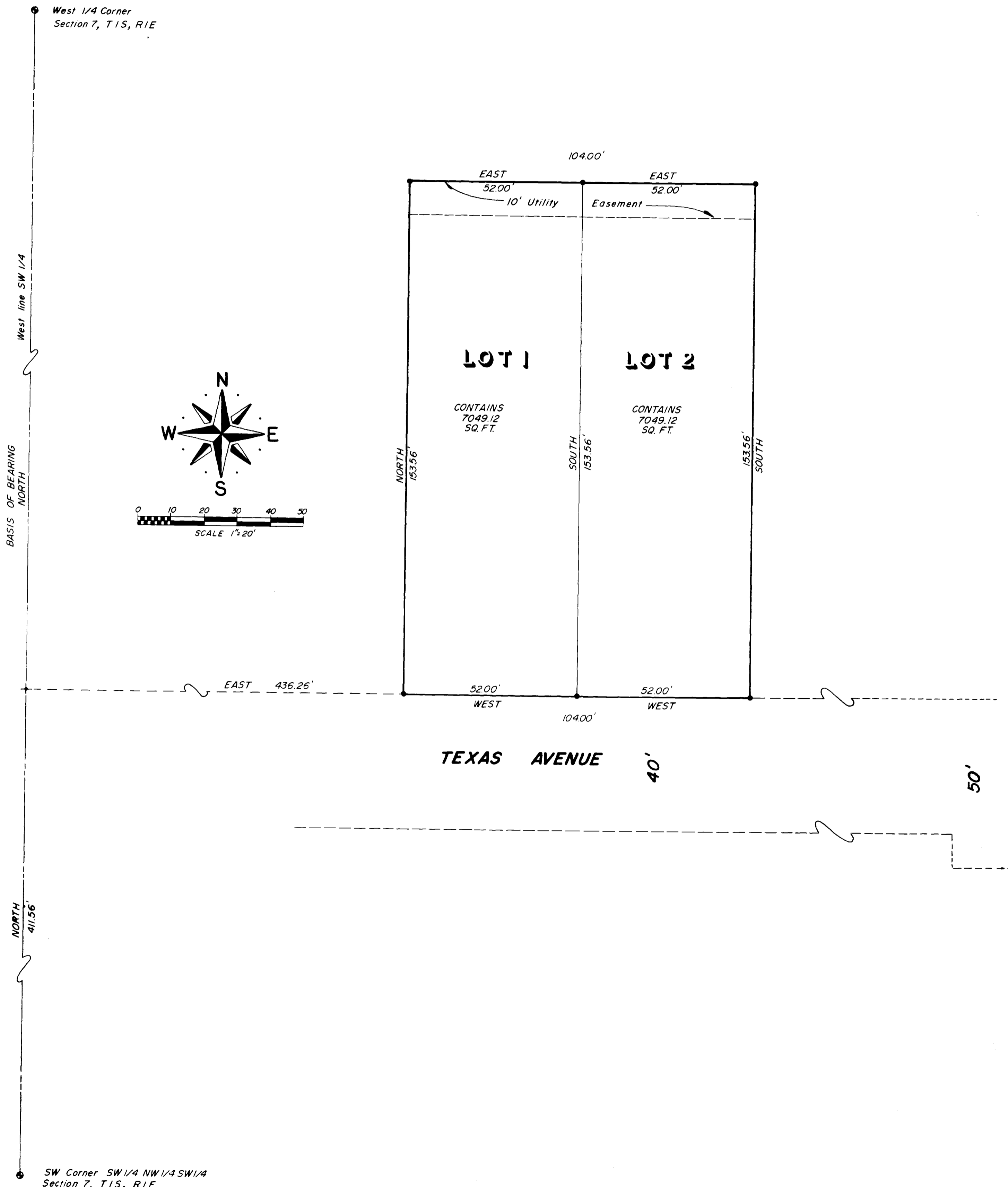


# FLORINE SUBDIVISION

CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO



### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Florine E. Sprecher formerly known as Florine E. Allen and Richard Allen Sprecher 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 NW 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying Plat thereof, said real property being more particularly described as follows:

Beginning at a point which is NORTH 411.56 feet and EAST 436.26 feet from the SW Corner SW 1/4 NW 1/4 SW 1/4 of said Section 7, and considering the WEST line of said SW 1/4 NW 1/4 SW 1/4 to bear NORTH with all bearings herein related thereto, and said point also being on the NORTH right-of-way line of TEXAS AVENUE; thence NORTH 153.56 feet; thence EAST 104.00 feet; thence SOUTH 153.56 feet to a point on said NORTH right-of-way line; thence WEST along said NORTH right-of-way line 104.00 feet to the point of beginning. Parcel contains 0.3666 acres.

That said owners have caused the said real property to be laid out and Platted as FLORINE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, 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; 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, NOT by the City of Grand Junction.

In Witness Whereof said Florine E. Sprecher formerly known as Florine E. Allen and Richard Allen Sprecher have caused their names to be herein subscribed this 6<sup>th</sup> day of April, 1978 A.D. 1978.

Florine E. Sprecher  
Florine E. Sprecher

Richard Allen Sprecher  
Richard Allen Sprecher

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, A.D. 1978, by Florine E. Sprecher formerly known as Florine E. Allen and Richard Allen Sprecher. My commission expires 3-8-80

Douglas W. Hayes  
Notary Public



### CITY APPROVAL

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

James E. W... ..  
City Manager

President of Council

Janice Rider  
Chairman, Grand Junction City Planning Commission

Almon A. Beaver  
City Planner

Ronald P. Rich  
Grand Junction City Engineer

### 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. 1978, is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Reception No. \_\_\_\_\_ Fees \$ \_\_\_\_\_

Clerk and Recorder

Deputy

### SURVEYOR'S CERTIFICATE

I, Douglas W. Hayes do hereby certify that the accompanying Plat of FLORINE 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 the same.

Douglas W. Hayes  
Douglas W. Hayes, Registered Land Surveyor No. 10380



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