

SCHAUSTER SUBDIVISION

CITY OF GRAND JUNCTION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Henry C. Schauster and Jewell Schauster are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the NW1/4 NE1/4 Section 25, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying Plat thereof, said property being more particularly described by metes and bounds as follows:

Beginning at the North 1/4 corner of said Section 25 and considering the West line of the NE 1/4 of said Section 25 to bear S00°00'00"E with all bearings herein related thereto, Thence South from said N1/4 corner, Section 25, along said West line a distance of 884.21 feet to the True Point of Beginning, Thence S89°50'00"E 207.50 feet, Thence S00°00'00"E 155.79 feet, Thence N89°50'00"W 207.50 feet, Thence N00°00'00"W 155.79 feet to the True Point of Beginning. Containing 0.74 Acres more or less.

That said owners have caused the said real property to be laid out and Platted as SCHAUSTER 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 portion 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 Henry C. Schauster and Jewell Schauster have caused their names to be hereunto subscribed this 22nd day of March A.D., 1978.

Henry C. Schauster
Henry C. Schauster

Jewell Schauster
Jewell Schauster

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22 day of March A.D. 1978, by Henry C. Schauster and Jewell Schauster. My Commission Expires: 3-8-80

Notary Public
Notary Public

CITY APPROVAL

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

James E. Wysocki
City Manager

President of Council

Jimmie Rider
Chairman, Grand Junction City Planning Commission

Albino A. Beaver
City Planner

Ronald P. Rish
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 \$ _____

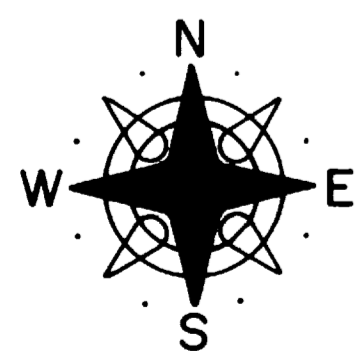
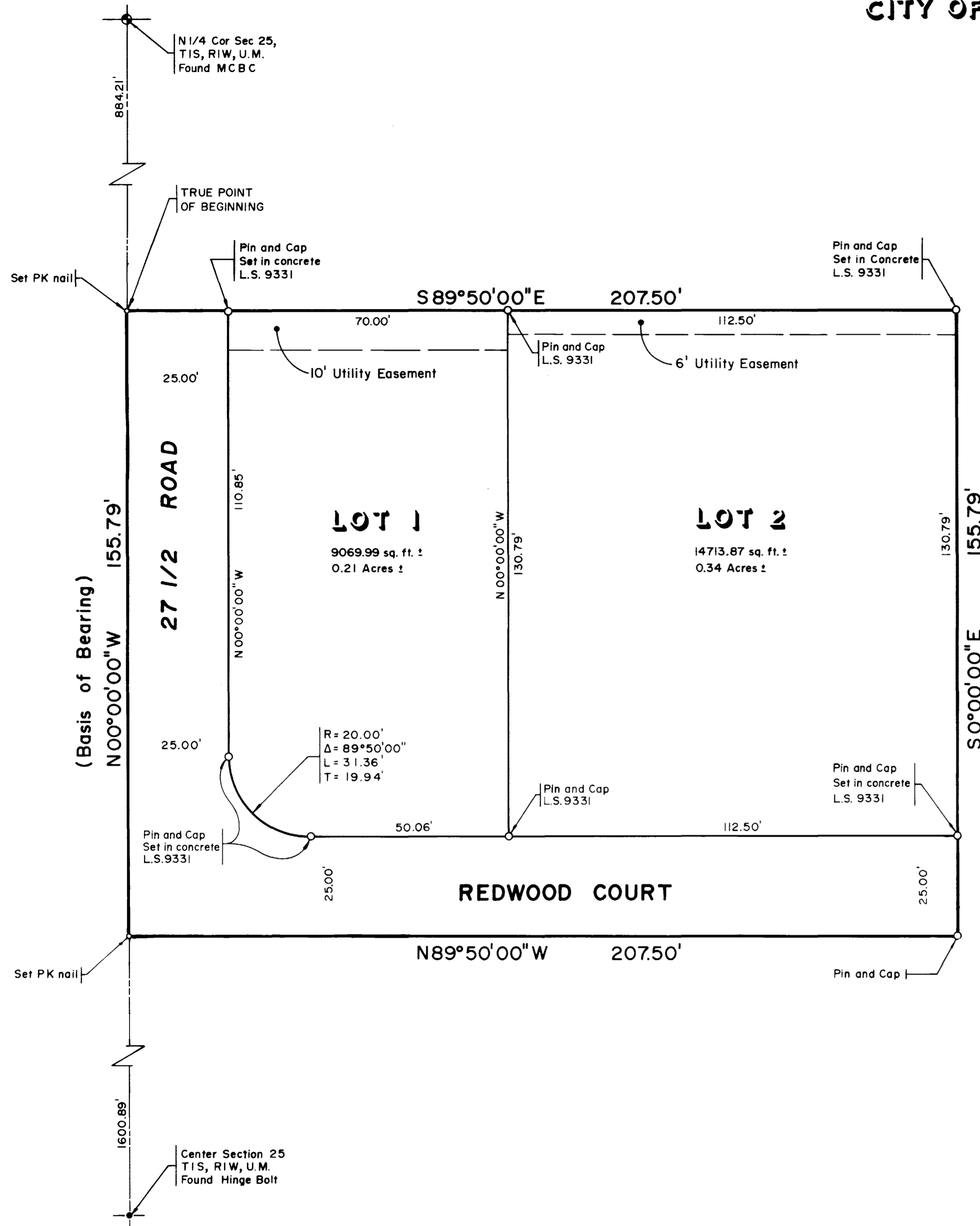
Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

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



Scale 1" = 20'
Prepared April 3, 1978

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

**SCHAUSTER
SUBDIVISION**