

# IRELAND SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Julius Raymond Wagner is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, Township 1 South, Range 1 East of the Ute Principal Meridian as shown on the accompanying plat thereof; said real property being more particularly described by metes and bounds as follows:

Beginning at the Northwest Corner, NW 1/4, SE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence S89°52'E, 150.0 ft., thence S0°07'E, 164.88 ft., thence N89°52'W, 150.0 ft., thence N0°07'W, 164.88 ft. to the point of beginning.

That said owner does 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 UTILITIES a perpetual easement for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, is dedicated over and through the PRIVATE ROADS AND STREETS WITHIN THIS SUBDIVISION; together with UTILITY EASEMENTS as shown on the plat; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner."

That said owner has caused the said real property to be laid out and platted as Ireland Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

IN WITNESS WHEREOF said Julius Raymond Wagner has caused his name to be hereunto subscribed this 14 day of April, A.D., 1978.

*Julius Raymond Wagner*  
Julius Raymond Wagner

STATE OF COLORADO )  
                          ) SS  
COUNTY OF MESA   )

The foregoing instrument was acknowledged before me this 14th day of April, A.D. 1978 by Julius Raymond Wagner.  
My Commission expires November 14, 1978  
Witness my hand and official seal.

*Margaret K. Coffield*  
Notary Public

## CITY APPROVAL

This plat of Ireland Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 30 day of May, 1978.  
CITY OF GRAND JUNCTION

*James E. Wyrick*  
City Manager

By *Karl M. Johnson*  
President of Council

*Maurice Liden*  
Chairman, Grand Jct. City Planning Commission

*William J. Beaver*  
Director of Development

*Ronald P. Rish*  
Grand Junction City Engineer

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                          ) ss. # 1165728  
COUNTY OF MESA   )

I hereby certify that this instrument was filed in my office at 2:45 o'clock P.M., July 14, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 46.

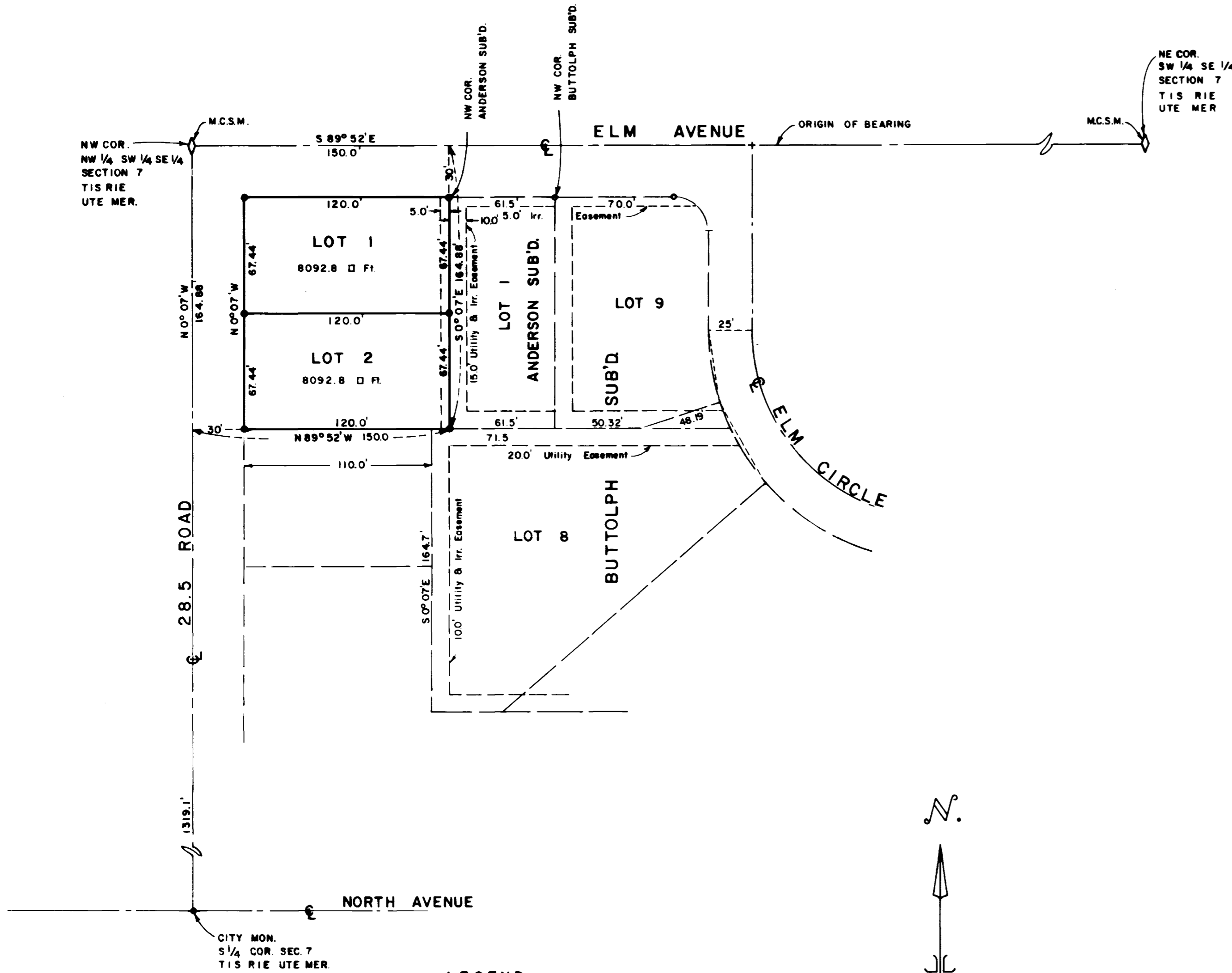
*Earl Sawyer*  
Clerk & Recorder

By *Wagel M. Huskey* fee 10.00  
Deputy

## SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Ireland Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*Clarence J. Bielak*  
Registered Land Surveyor



## LEGEND

- Found Corners #5 Rebar
- Set #5 Rebar in Concrete w/cap
- ◇ Mesa County Survey Monument

## AREA QUANTITIES

Total Acres in Lots = 0.3716 Acres = 65 %  
Total Acres in Street = 0.1962 Acres = 35 %

WESTERN ENGINEERS, INC.  
PLAT OF  
IRELAND  
SUBDIVISION  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

SURVEYED T.S. DRAWN S.L.A. TRACED C.S.B.  
GRAND JUNCTION, COLO. DWG. 1784-829-1 4/13/78