

BOOKCLIFF VIEW

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned G Douglas Halling and Frank N Nisley, Jr are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter of the Southwest Quarter of Section 24, Township 1 South, Range 1 West 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 NE Corner NE 1/4 SE 1/4 SW 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, thence S 00°02' E 656.00 feet, thence N 89°59' W 328.86 feet, thence N 00°04' W 264.00 feet, thence N 89°59' W 332.00 feet to the West Line of said NE 1/4 SE 1/4 SW 1/4, thence N 00°04' W 393.81 feet to the NW Corner of said NE 1/4 SE 1/4 SW 1/4, thence East 661.25 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and platted as Bookcliff View, 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 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, 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 real property which are labeled as Irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches flumes and conduits.

IN WITNESS WHEREOF said G Douglas Halling and Frank N Nisley, Jr. have caused their names to be hereunto subscribed this _____ day of _____ A.D. 19__.

G Douglas Halling
Frank N Nisley, Jr

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 19__ by G Douglas Halling and Frank N Nisley, Jr.
My Commission Expires _____
Witness my hand and official seal.

CITY APPROVAL

This plat of Bookcliff View, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted on this _____ day of _____ A.D. 19__.

CITY OF GRAND JUNCTION

Mayor
Chairman, Grand Junction City Planning Commission
City Engineer

President of Council
Director of Development
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA ss 11,5427
I hereby certify that this instrument was filed in my office at _____ o'clock P.M., _____ day _____ A.D. 19__, and is duly recorded in Plat Book No. _____ Page _____.

Clerk & Recorder
Deputy

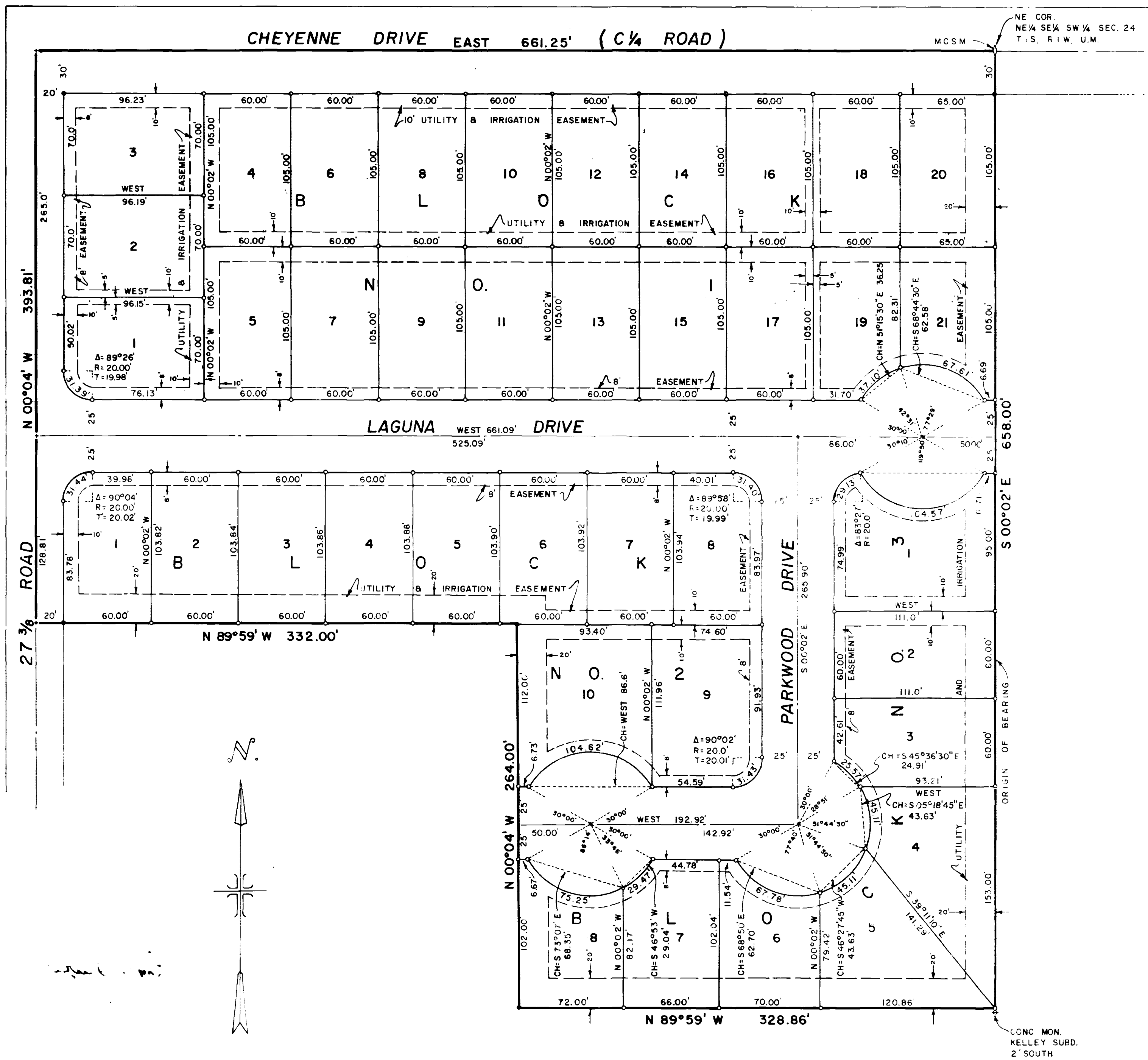
SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of Bookcliff View, 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.

Registered Land Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

Mesa County Surveyor
Date 8-19-1976



SCALE: 1" = 50'

LEGEND:

- ◊ MESA COUNTY SURVEY MONUMENT
- N^o 5 REBAR W/CAP - REG. L.S. 2729
- ◆ FOUND CORNER AS NOTED
- NAIL
- N^o 5 REBAR SET IN CONCRETE

WESTERN ENGINEERS, INC.
PLAT OF
BOOKCLIFF VIEW
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

REVISIONS: 7/1/76
SURVEYED BY: _____ DRAWN BY: _____ CHECKED BY: _____
GRAND JUNCTION, COLO. DWG. 257-126-34 5/11/76