

# FINAL PLAT OF WIMER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Eugene R. Wimer and Alice E. Wimer and John H. McArthur are the owners of that real property situated in the East Quarter SW $\frac{1}{4}$ SW $\frac{1}{4}$  and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, T1S, R1E, Ute P.M. as shown on the accompanying plat thereof; said property being more particularly described as follows:

Commencing at a point which is N89°51'30"W 658.23 feet and N00°04'30"E 230.00 feet from the SE Corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 7, thence N00°04'30"E 77.99 feet; thence N89°51'30"W 150.00 feet to a point on the East Right of Way line of Court Road; thence N00°04'30"E 53.00 feet along said Right of Way; thence S89°51'30"E 150.00 feet; thence N00°04'30"E 297.02 feet to the "W" Corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S89°54'30"E 344.57 feet; thence S00°07'00"W 428.32 feet; thence N89°51'30"W 344.26 feet to the point of beginning. Said property contains 3.56 Acres more or less.

That said owner has caused the real property to be laid out and surveyed as shown on the accompanying plat of Wimer Subdivision.

That said owner does hereby dedicate and set apart all of the roadways and streets as shown on the accompanying plat to the use of the public forever and does hereby dedicate those portions of real property which are labeled as utility 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 pipelines, and irrigation or drainage facilities; with further right of ingress and egress to and from the above described utility easements to the utility companies forever. That all expense of installation of utilities or ditches referred to above, for grading, landscaping, and street improvements shall be financed by the owner, seller, or purchaser-not the County of Mesa.

IN WITNESS WHEREOF, said owners Eugene R. Wimer, Alice E. Wimer, and John H. McArthur, to be hereunto subscribed this 24<sup>th</sup> day of DECEMBER, A.D., 1978.

Eugene R. Wimer  
Eugene R. Wimer  
Alice E. Wimer  
Alice E. Wimer  
John H. McArthur  
John H. McArthur

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me on this 24<sup>th</sup> day of DECEMBER, A.D., 1978.

Witness my hand and official seal.  
My commission Expires Aug 9<sup>th</sup> 1981

Thomas A. Rogus

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA        )

1185646

I hereby certify that this instrument was filed in my office at 3:40 o'clock P.M. this 8<sup>th</sup> day of March, A.D., 1978, and duly recorded in Plat Book No. 12 Page 126, Reception No. \_\_\_\_\_

Earl Sawyer  
Clerk and Recorder

Fee \$ 10.00 By: \_\_\_\_\_ Deputy

CITY APPROVAL

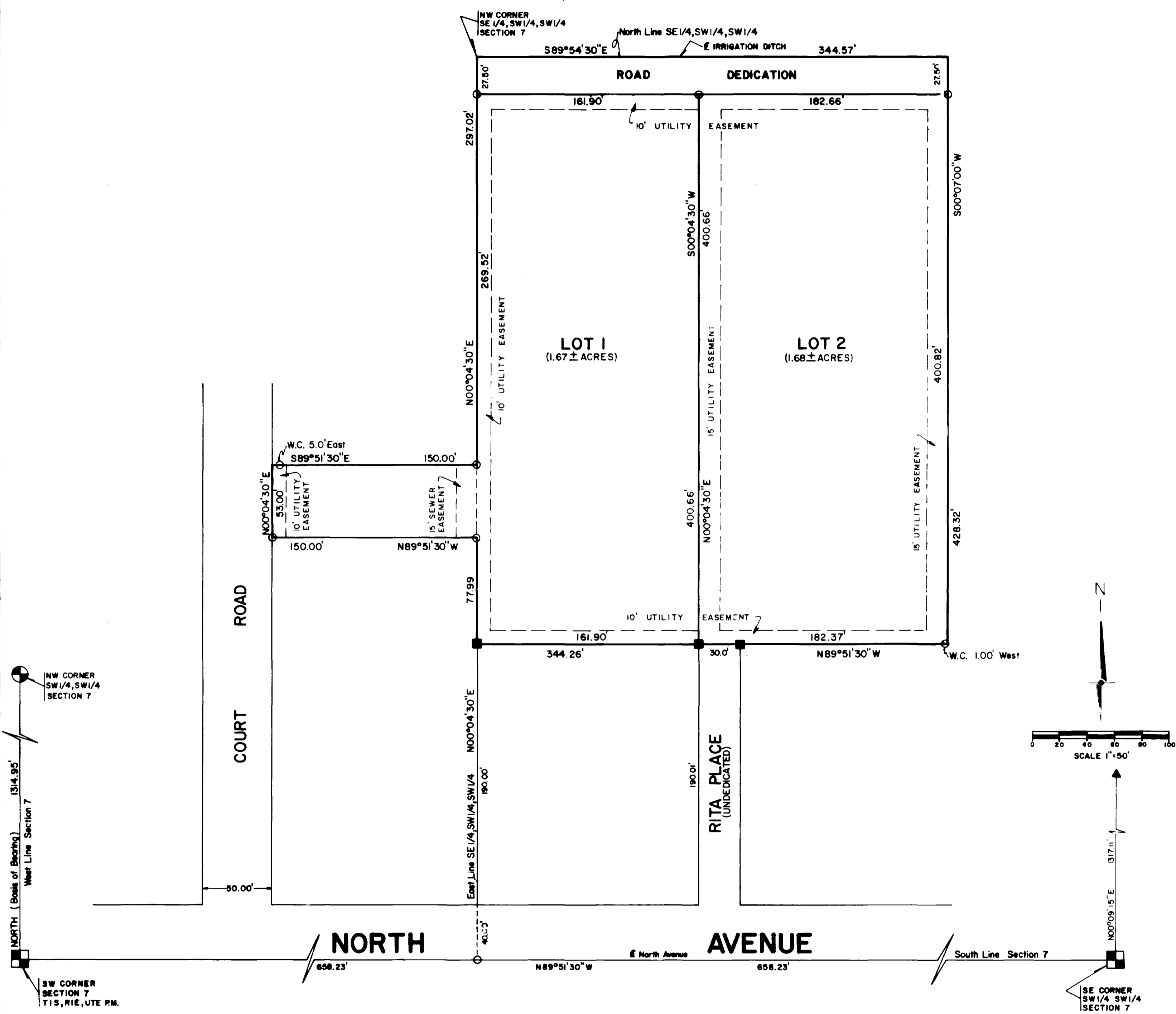
This plat of Wimer Subdivision, located in the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21<sup>st</sup> day of FEBRUARY, A.D., 1978 by:

Richard Johnson President of Council  
James E. Wysocki Grand Junction City Manager  
William Beaver City Planner  
Ronald P. Piel Grand Junction City Engineer  
Frank Zimmerman Grand Junction City Planner  
Commission; Chairman

SURVEYOR'S CERTIFICATE

I, James H. Luke, do hereby certify that the accompanying plat of Wimer Subdivision, a subdivision of a part 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.

James H. Luke  
Registered Land Surveyor  
LS 14115



- LEGEND**
- MESA COUNTY MONUMENT
  - ▲ REFERENCED LOCATION MESA COUNTY SURVEY POINT
  - GRAND JUNCTION CITY MONUMENT
  - FOUND 5/8" REBAR WITH CAP MARKED ARMSTRONG PE. L.S. 11441
  - SET 5/8" REBAR WITH CAP MARKED LUKE L.S. 14115

**LAND USE BREAKDOWN**

LOTS	3.350	93.9%
STREET	0.217	6.1%
TOTAL	3.567	100.0%

NOTE: All exterior corners set in concrete.

**WIMER SUBDIVISION**  
ARMSTRONG ENGINEERS & ASSOCIATES, INC.  
861 ROOD GRAND JUNCTION 81501 (303) 245-3861