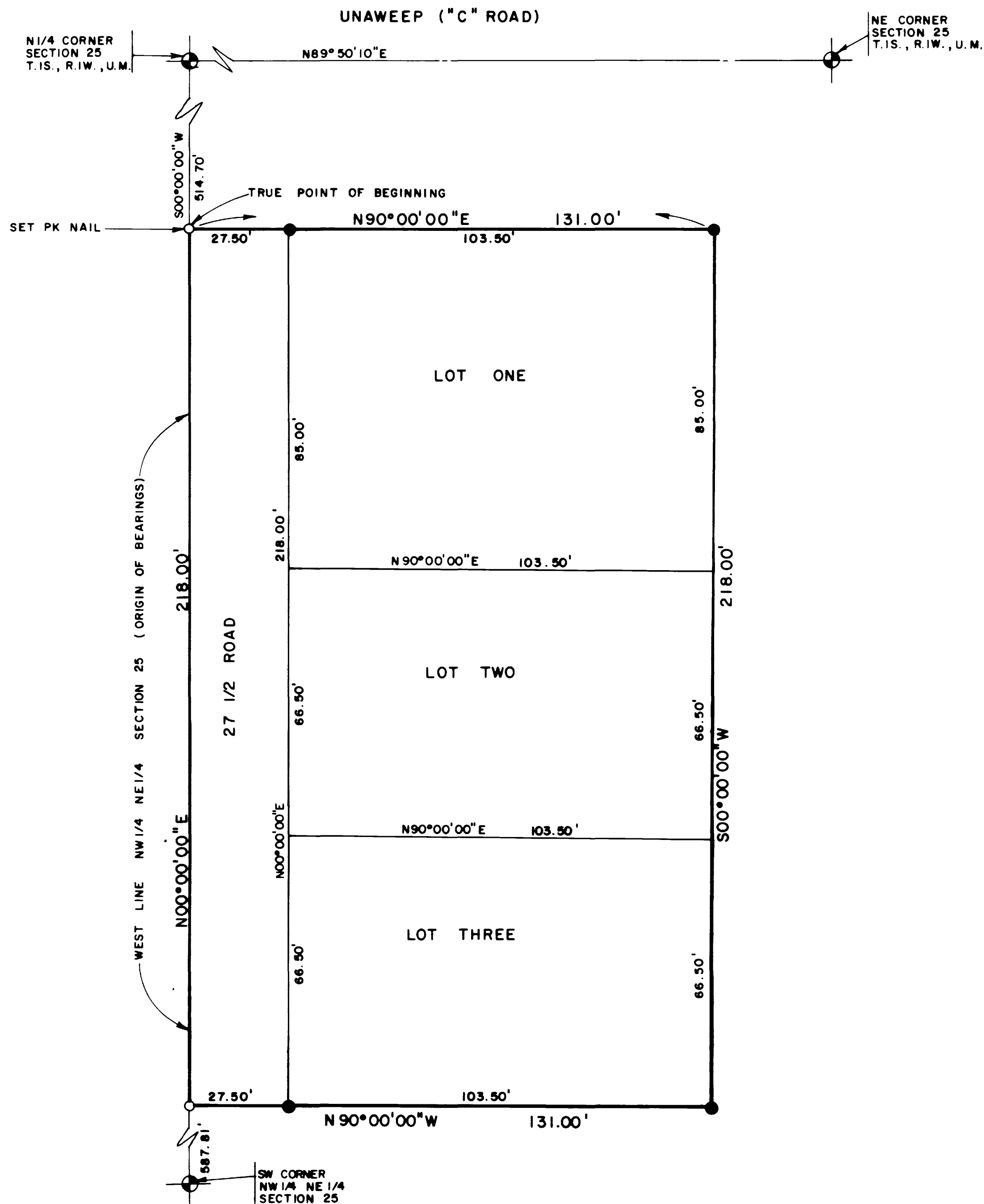
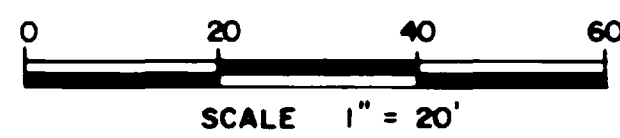


PETERSEN SUBDIVISION



AREA QUANTITIES	
Total Acres In Lots	0.518 Ac. or 78.96%
Total Acres In Roads	0.138 Ac. or 21.04%
Total Acres	0.656 Ac. or 100.00%

- LEGEND**
- Indicates Meso County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap Set In Concrete



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Lee M. Petersen and Mary L. Petersen are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 NE 1/4 Section 25, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the North Quarter Corner (N 1/4 Cor.) of said Section 25; Thence S 00° 00' 00" W along the west line of the NW 1/4 NE 1/4 of said Section 25 a distance of 514.70 feet to the TRUE POINT OF BEGINNING; Thence N 90° 00' 00" E 131.00 feet; Thence S 00° 00' 00" W 218.00 feet; Thence S 90° 00' 00" W 131.00 feet west to a point on the west line of the NW 1/4 NE 1/4 of said Section 25; Thence N 00° 00' 00" E along said west line of the NW 1/4 NE 1/4 of Section 25 a distance of 218.00 feet to the TRUE POINT OF BEGINNING, containing 0.656 acres.

That said owners have caused the said real property to be laid out and surveyed as Petersen Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the PUBLIC all the streets, avenues and roads as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of utilities, irrigation and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines; 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.

IN WITNESS WHEREOF said owners, Lee M. Petersen and Mary L. Petersen, have caused their names to be hereunto subscribed this 22 day of March, A.D., 1977.

Lee M. Petersen
Lee M. Petersen

Mary L. Petersen
Mary L. Petersen

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 22 day of March, A.D., 1977 by Lee M. Petersen and Mary L. Petersen.

Witness my hand and official seal.

My commission expires: April 9, 1983

Donald H. Wynn
Notary Public

CITY APPROVAL

This plat of Petersen Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 17 day of JANUARY, A.D., 1977.

James E. Wyszynski
City Manager

Karl Johnson
President of Council

Frank Cimarron
Chairman, Grand Junction Planning Commission

Robert Morgan
Director of Development

Ronald P. Rial
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

1188593

I hereby certify that this instrument was filed in my office at 1:25 o'clock P.M. this 10 day of April, A.D., 1977 and is duly recorded in Plat Book 12, Page 144.

Earl Snurger
Clerk and Recorder

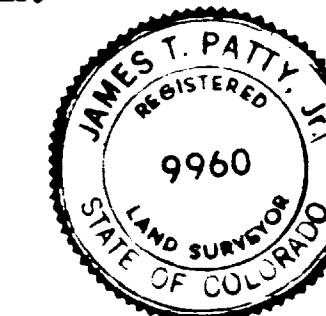
Deputy

Fees: \$10.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Petersen 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.

James T. Patty Jr.
James T. Patty Jr.
Colorado Registration No. 9960



PETERSEN SUBDIVISION