

CAVANAGH SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the City of Grand Junction, State of Colorado and being a part of the NE 1/4 NW 1/4 Section 25, T.1S, R.1W, Ute Meridian. Said real property being more particularly described as follows:

Commencing at the NW corner of the NE 1/4 NW 1/4 of said Section 25; Thence N 90°00'00" E along the North line of said Section 25 a distance of 148.50 feet to the True Point of Beginning. Thence continuing N 90°00'00" E, along said North line of Section 25 a distance of 181.50 feet; Thence S 00°00'00" W., 227.50 feet; Thence S 90°00'00" W., 181.50 feet; Thence N 00°00'00" E., 227.50 feet to the True Point of Beginning. Containing 0.947 Acres.

That said owners have caused the said real property to be laid out and platted as Cavanagh 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, avenues and roads as shown on the accompanying plat to the use of the Public forever and dedicates those portions of said real property, which are labeled as streets, avenues, roads and 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 pipelines, 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 for the installation and maintenance of irrigation ditches, flumes and conduits.

IN WITNESS WHEREOF Harold Mogenson, J. D. Kendrick and Paul F. Cavanagh have caused their names to be hereunto subscribed this 11 day of July, A.D., 1976.

Harold Mogenson

J. D. Kendrick

Paul F. Cavanagh

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1976 by Harold Mogenson, J. D. Kendrick and Paul F. Cavanagh.

My Commission expires: _____
Witness my hand and official seal.

Notary Public

CITY APPROVAL

This plat of Cavanagh Subdivision a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and accepted on this 21 day of July, A.D., 1976.

James E. Wyszocki
City Manager

Lawrence Schaefer
President of Council

David Lucas
Chairman, Grand Junction City Planning Commission

Ronald H. Warren Jr.
Director of Development

R. H. Rubin
Utilities Coordinating Committee

Ronald P. Risk
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:00 clock P.M., August 23, 1976 A.D., 1976, and is duly recorded in plat Book 11, Page 215. Acceptance No. 1114885

Earl Sawyer
Clerk and Recorder

Harold M. Huskey
Deputy

SURVEYOR'S CERTIFICATE

Fee 12.00

I, James T. Patty Jr. do hereby certify that the accompanying plat of Cavanagh Subdivision, a subdivision of the City of Grand Junction, County of Mesa and 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.
Registered Land Surveyor
Colo. Reg. No. 9960

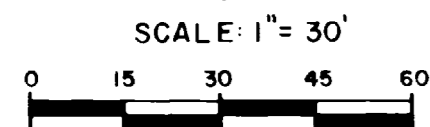
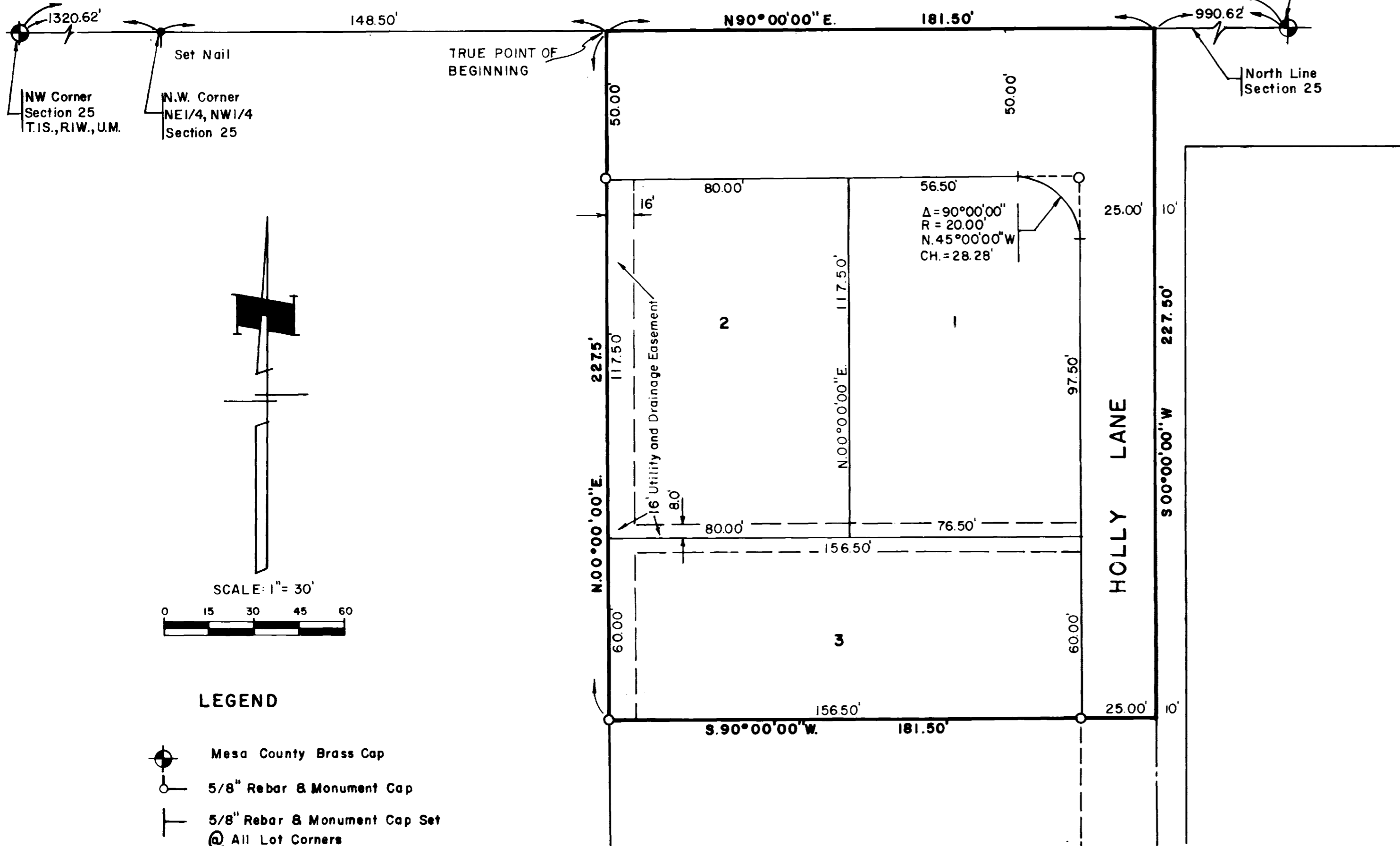
Approved for content and form only and not to the accuracy of surveys, calculations and drafting. Pursuant to C.R.S. 1973, 38-51-101-102.

Robert C. Head
Mesa County Surveyor 8-12-76

(ORIGIN OF BEARINGS)
N90°00'00"E 2641.24'

"C" ROAD

NE 1/4 Corner
Section 25
T.1S, R.1W, U.M.



LEGEND

- Mesa County Brass Cap
- 5/8" Rebar & Monument Cap
- ⊥ 5/8" Rebar & Monument Cap Set
- ⊙ All Lot Corners

CAVANAGH SUBDIVISION

ROBERT P. GERLOFS

01-583

Engineering Consultants P.O. BOX 2872 GRAND JCT. COLO. 81501 PHONE 243-8908