

# WRIGHT SUBDIVISION

## BEING A PART OF LOT 7, SECTION 24, T1S, R1W, U.M., CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, William A. Wright and Donna O. Wright are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within Lot 7, Section 24, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the Southeast Corner of Lot 7, said Section 24, and considering the South line of said Lot 7 to bear N 90°00'00" W with all bearings herein relative thereto; thence N 90°00'00" W along the South line of said Lot 7 380.87 feet; thence N 00°04'33" W 454.40 feet to a point on the top of the Southerly bank of the Colorado River; thence S 79°30'12" E along the top of the Southerly bank of the Colorado River 386.74 feet to a point N 00°10'48" W 22.01 feet distant from the Northwest Corner of THE RESERVATION Subdivision; thence S 00°10'48" E and along the Westerly boundary line of said subdivision 383.95 feet to the point of beginning EXCEPT the South 30 feet conveyed to Mesa County by instrument recorded March 14, 1960, in Book 776 at Page 30. The above parcel contains 3.40 acres net.

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

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 grants to the public utility companies 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, gas pipe lines, with further right of ingress and egress to and from the above described utility easements; and those portions of said property which are labeled as irrigation easements on the accompanying plat as easements for installation of irrigation ditches, flumes and conduits.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, NOT by the City of Grand Junction.

In Witness whereof said William A. Wright and Donna O. Wright have caused their names to be hereunto subscribed this 29th Day of March, A.D., 1979.

*William A. Wright*  
William A. Wright

*Donna O. Wright*  
Donna O. Wright

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 29th Day of March, A.D., 1979, by William A. Wright and Donna O. Wright. My commission expires 3-8-80.

*Notary Public*  
Notary Public

CITY APPROVAL

This plat of WRIGHT SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1979, by:

City Manager

President of Council

Chairman,  
Grand Junction City Planning Commission

*Karl P. [Signature]*  
City Planner

*Ronald P. [Signature]*  
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 \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1979, and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_, Reception No. \_\_\_\_\_.

Clerk and Recorder

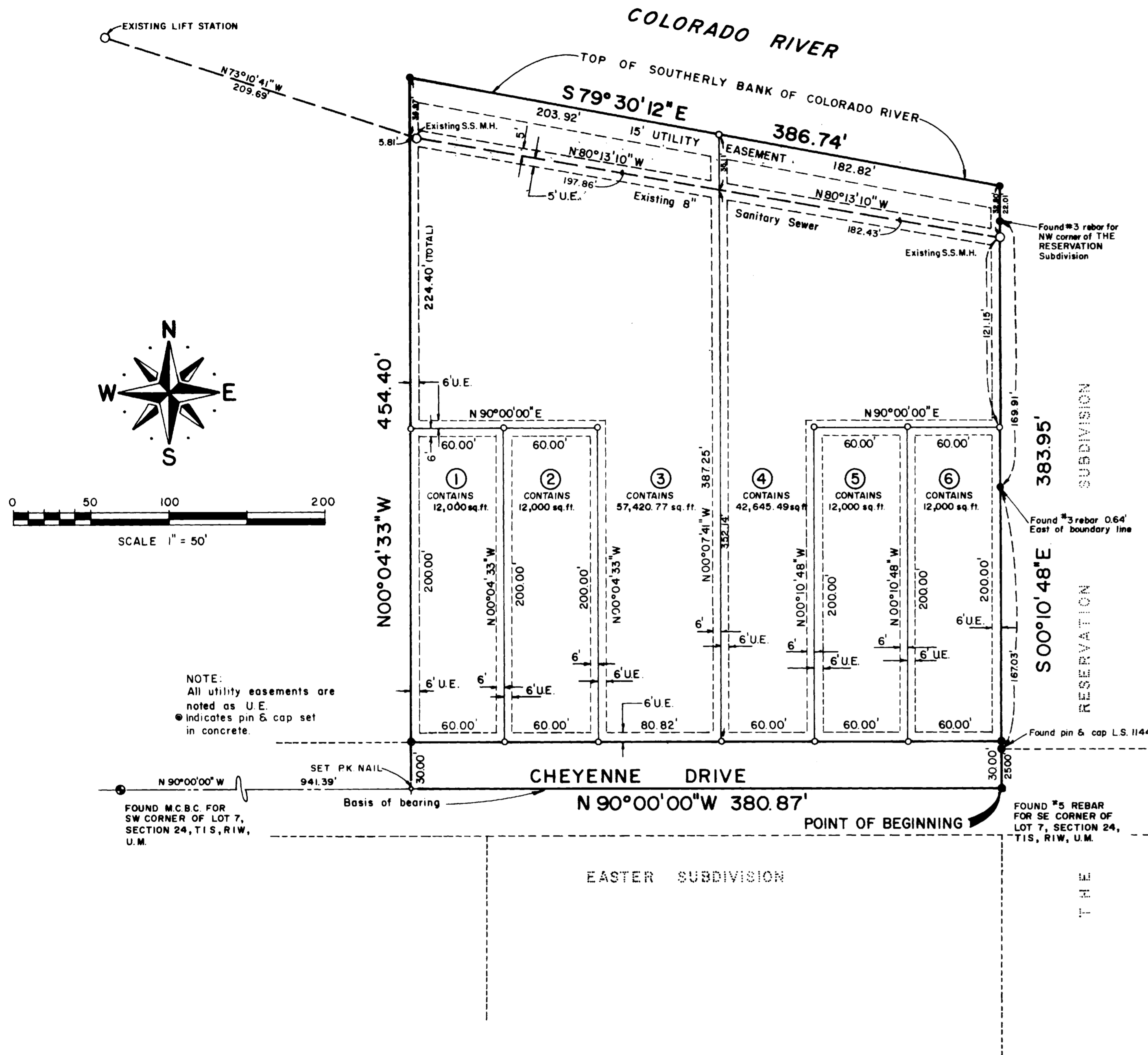
Deputy

Fees: \$ \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Douglas W. Hayes, do hereby certify that the accompanying plat of WRIGHT SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and is accurately delineated on this plat and represents a field survey of the same.

*Douglas W. Hayes*  
Douglas W. Hayes, Registered Land Surveyor LS 10380



PREPARED BY  
COLORADO WEST SURVEYING  
835 COLORADO AVENUE  
GRAND JUNCTION, COLORADO, 81501

**WRIGHT  
SUBDIVISION**