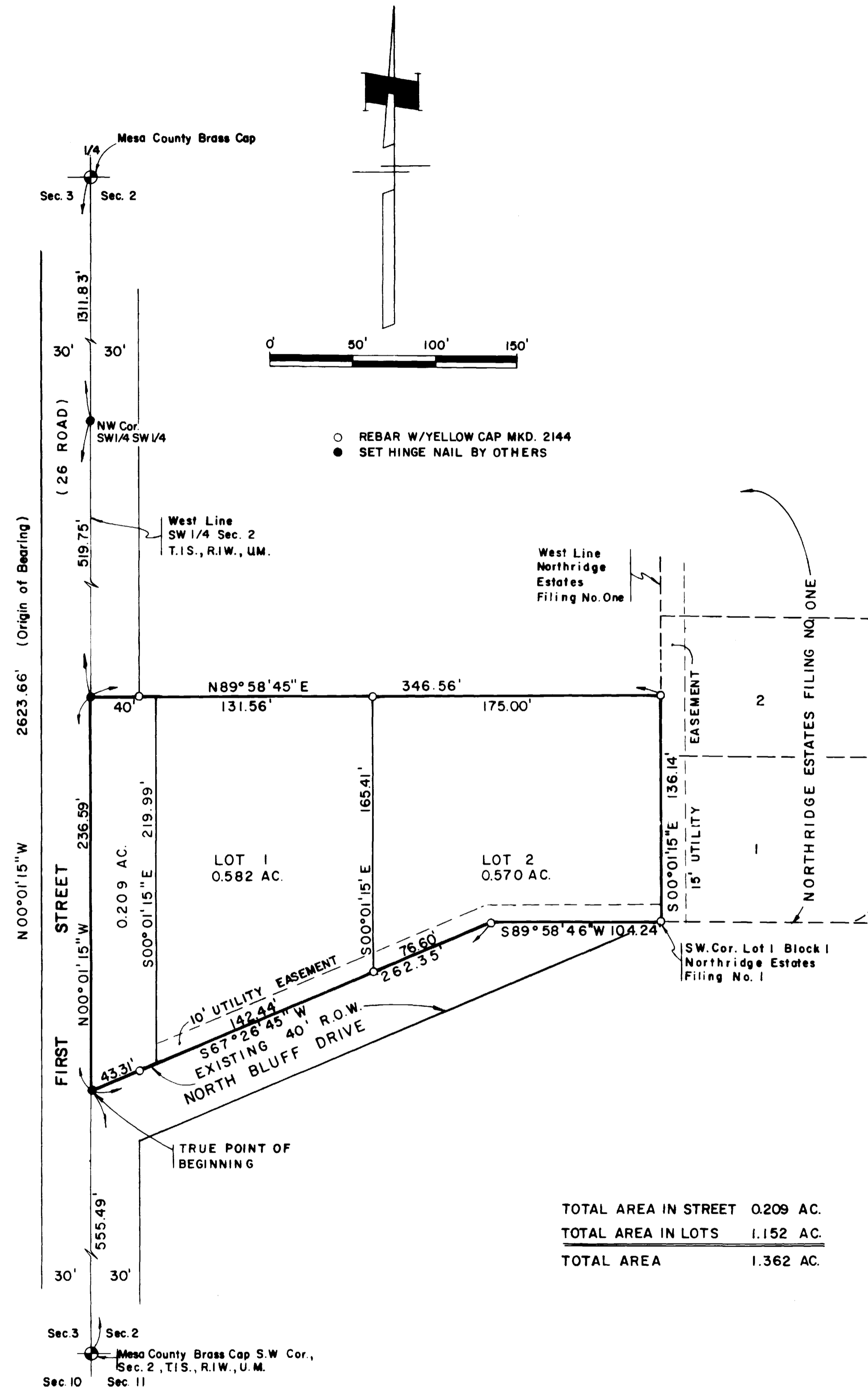


NORTH BLUFF SUBDIVISION



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 SW 1/4 SW 1/4 of Section 2, T.1S, R.1W, U. M., said real property being more particularly described as follows;

Commencing at the Southwest Corner said Section 2, T.1S, R.1W, U. M., Thence N. 00° 01' 15" W along the West line of the SW 1/4 of said Section 2 a distance of 555.46 feet to the TRUE POINT OF BEGINNING; Thence continuing N. 00° 01' 15" W along said West line of the SW 1/4 of Section 2 a distance of 236.56 feet; Thence N. 89° 58' 45" E 346.56 feet to a point on the West line of Northridge Estates Filing No. One; Thence S. 00° 01' 15" E along said East line of said Northridge Estates Filing No. One a distance of 136.14 feet to the Southwest corner of Lot 1 Block 1 of said Northridge Estates Filing No. One; Thence S. 89° 58' 46" W 104.24 feet; Thence S. 67° 26' 45" W 262.35 feet to the TRUE POINT OF BEGINNING. Containing 1.362 Acres.

That said owners have caused the said real property to be laid out and surveyed as North Bluff 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 dedicate to the 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 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, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owners Robert B. Daniel and May Belle Daniel has caused their names to be hereunto subscribed this 6th day of September, 1977.

Robert B. Daniel
Robert B. Daniel

May Belle Daniel
May Belle Daniel



CITY OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 6th day of September, 1977, by Robert B. Daniel and May Belle Daniel.

My Commission expires: Aug. 9th, 1981
Witness My Hand and Official Seal

Thomas A. Lague
Thomas A. Lague

This plat of North Bluff Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 6th day of September, 1977.

James E. Wysocki
City Manager

James J. Quinby
City Council

Frank Summitt
Chairman, Grand Junction City Planning Commission
Ronald P. Rusk
Grand Junction City Engineer

C.P. McDonough
Director of Development

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at _____ o'clock _____, this _____ day of _____, 1977, and is duly recorded in Plat Book _____, Page _____.

Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

I, James T. Patten Jr., do hereby certify that the accompanying plat of North Bluff 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 Plat survey of same.

James T. Patten Jr.
James T. Patten Jr.
Colorado Registration No. 6660

