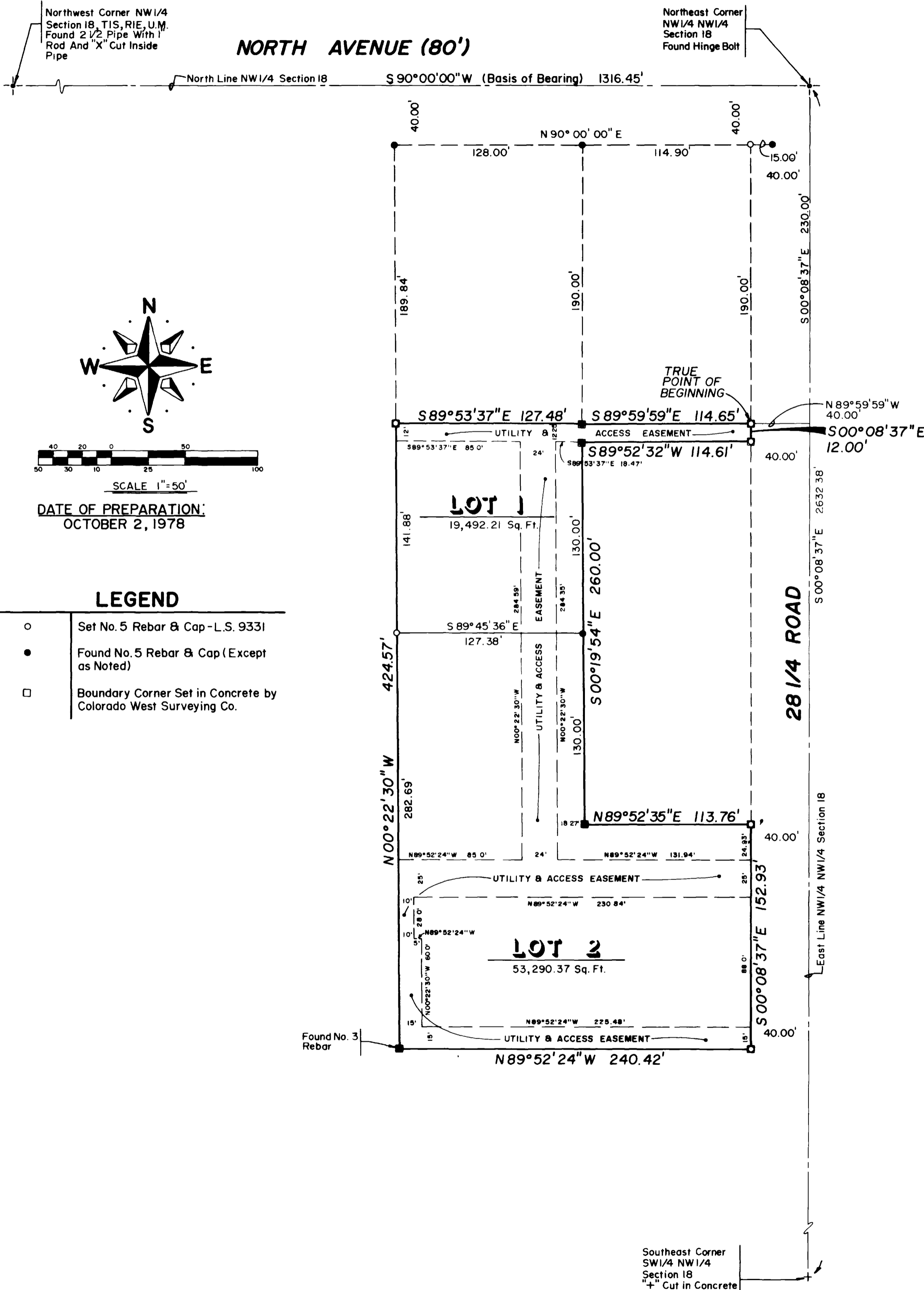


# WOODLAND SUBDIVISION

## CITY OF GRAND JUNCTION MESA COUNTY, COLORADO



Northwest Corner NW 1/4 Section 18, T1S, R1E, U.M. Found 2 1/2" Pipe With Rod And "X" Cut Inside Pipe

Northeast Corner NW 1/4 NW 1/4 Section 18 Found Hinge Bolt

**NORTH AVENUE (80')**

North Line NW 1/4 Section 18 S 90°00'00" W (Basis of Bearing) 1316.45'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property situated in a part of the NW 1/4 of the NW 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northeast corner of said NW 1/4 of the NW 1/4 and considering the North line of said NW 1/4 of Section 18 to bear S 90° 00' 00" W with all bearings herein related thereto; thence S 00° 08' 37" E along the East line of said NW 1/4 of the NW 1/4 a distance of 230.00 feet; thence N 89° 59' 59" W 40.00 feet to the True Point of Beginning; thence S 00° 08' 37" E 12.00 feet; thence S 89° 52' 32" W 114.61 feet; thence S 00° 19' 54" E 260.00 feet; thence N 89° 52' 35" E 113.76 feet; thence S 00° 08' 37" E 152.93 feet; thence N 89° 52' 24" W 240.42 feet; thence N 00° 22' 30" W 424.57 feet; thence S 89° 53' 37" E 127.48 feet; thence S 89° 59' 59" E 114.65 feet to the True Point of Beginning.

Parcel contains 72,782.5774 square feet or 1.6709 acres.

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

That said Owners do hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the public utilities perpetual easement for the installation and maintenance of utilities and drainage facilities including but not limited to, electric lines, gas lines, telephone lines, over and through the private roads and streets within this subdivision and those portions of said real property labeled as utility and drainage easements on the accompanying plat, together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, operation and maintenance of utilities and drainage facilities; said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for installation of utilities referred to above, for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF, the Owners, Village Development Co. and Harry P. Mavrakis have caused their names to be hereunto subscribed this 27 Day of November, A.D., 1978.

*Emanuel G. Pavlakis*  
Emanuel G. Pavlakis, President  
Village Development Co.

*Christine F. Pavlakis*  
Christine F. Pavlakis, Secretary  
Village Development Co.

*Harry P. Mavrakis*  
Harry P. Mavrakis

STATE OF COLORADO )  
COUNTY OF MESA ) SS The foregoing instrument was acknowledged before me this 27 Day of November, A.D., 1978 by Emanuel G. Pavlakis as President of Village Development Co. and Christine F. Pavlakis, as Secretary of Village Development Co. and Harry P. Mavrakis.

My commission expires 3-8-80. Witness my hand and seal.

*William G. Ryden*  
Notary Public

CLERK AND RECORDER'S CERTIFICATE 1179053

STATE OF COLORADO )  
COUNTY OF MESA ) SS I hereby certify that this instrument was filed in my office at 2:40 O'clock P.M. this 15 Day of December, A.D., 1978, and is duly recorded in plat book 12, page 108.

*Earl Sawyer*  
Clerk and Recorder

*Devin Hamilton*  
Deputy

Fee \$ 10.00

CITY APPROVAL

This plat of Woodland Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted this 15 Day of NOVEMBER, A.D., 1978 by:

*Almon Beaver*  
Director of Development

*Karl Johnson*  
President of Council

*James E. Wypocki*  
Grand Junction City Manager

*Annie Kiehl*  
Grand Junction City Planning Commission,  
Chairman

*Ronald P. Rich*  
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of Woodland Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of the same.

*William G. Ryden*  
William G. Ryden,  
Registered Land Surveyor No 9331



SCALE 1"=50'  
DATE OF PREPARATION:  
OCTOBER 2, 1978

### LEGEND

- Set No. 5 Rebar & Cap - L.S. 9331
- Found No. 5 Rebar & Cap (Except as Noted)
- Boundary Corner Set in Concrete by Colorado West Surveying Co.

PREPARED BY  
**COLORADO WEST SURVEYING CO.**  
835 Colorado Avenue, Grand Junction, Colorado

**WOODLAND  
SUBDIVISION**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO