

CREST VIEW SUBDIVISION

DEDICATION

KNUW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property situated in a part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, as snown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1, Thence North J0°01'20" East along the West Line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1, with all bearings contained herein being relative thereto, a distance of 350.49 feet to the True Point of Beginning, Thence continuing North 00°01'20" East along the West Line of the Northeast quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1, a distance of 714.21 feet; Thence Northeasterly along the Government Canal Lateral No. 2 to a point on the North Line of the Southwest Quarter (SW 1/4) of said Section 1 by the following six courses:

North 47°56'11" East 115.06 feet, North 86°34'29" East 210.31 feet; North 57°07'05" East 33.08 feet; North 25°46'11" East 42.66 feet; North 71°06'23" East 306.77 feet, North 00°00'00" East 6.43 feet.

Thence South 89°49'58" East along the North Line of the Southwest Quarter (SW 1/4) of said Section 1, a distance of 359.47 feet; Thence South 00°03'02" West, 177.02 feet; Thence South 54°26'00" West 67.36 feet; Thence South 22°30'33" East 27.97 feet; Thence North 89°59'08" East 151.82 feet; Thence South 00°01'28" West 240.02 feet; Thence South 89°56'14" East 182.15 feet, Thence South 00°02'40" West along a line parallel to, and 40.00 feet West of the East Line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1, a distance of 356.11 feet; Thence South 88°15'00" West 329.76 feet; Thence North 44°15'00" West 76.08 feet; Thence North 19°00'00" West 143.46 feet; Thence North 08°30'00" West 106.16 feet; Thence North 76°30'00" West 142.54 feet; Thence Southerly along the centerline of a wash to a point on the East Line of the East Quarter of the Northeast Quarter of the Southwest Quarter (E 1/4 NE 1/4 SW 1/4) of said Section 1 by the following two courses:

South 65°23'00" West 251.42 feet; South 53°36'00" West 171.96 feet;

Thence South 00°01'40" West along the East Line of the West Quarter of the Northeast Quarter of the Southwest Quarter (£ 1/4 HE 1/4 SW 1/4) of said Section 1, a distance of 251.29 feet; Thence North 87°43'47" West along the centerline of a ditch 330.48 feet to the True Point of Beginning, containing 18.60 Acres more or less.

That the said Owner has caused the said real property to be laid out and surveyed as Crest View Subdivision, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said Owner does hereby dedicate and set apart all streets as shown on the accompanying plat except the private drive, to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as utility and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains, and gas pipelines.

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

1/10-2100	7	said Owners, Faussone and S	Mark	D. Harris		
Henry J. Faussone			Noel 6. Nor	ris (
STATE OF CULUKAJO)) ss	The foregoing instrument A.J., 1979, by Henry J. F	was acknowledged (Faussone and Noel	before me this <u>s</u> B. Norris.	94 day of /	hay
COUNTY OF MESA)	My Commission Expires:	Ingust 9, 19	180 halen g	Zrenon)	
STATE OF COLORADO COUNTY OF MESA)) ss)	i nereby certify that the	CORDER'S CERTIFICA is instrument was .u., 1979, and is	filed in my offic	ce at /: 38 0'c1	ock <u>P</u> M., , page <u>/82-</u> /83
	ulerk	and Recorder		By: Wazel >	y. Duskey	
		rī.	TY APPROVAL			

This plat of Crest View Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this /3+4 day of //21-4, A.J., 1979, by:

PAMA. A DESTRUCTION OF THE STATE OF THE STAT

Frank Semmethy Ronald P. Risk Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

i, dordon w. bruchner, do hereby certify that the accompanying plat of Crest View Subdivision, a subdivision of a part of the county of Mesa, has been prepared under my direct responsibility and checking, and accurately represents a field survey of same.

Gordon W. Bruchher, Registered Land Surveyor and Professional Engineer Colorado Register Number 8873

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CREST VIEW SUBDIVISION SHEET 20F2

PREPARED BY:
C.E. MAGUIRE
ARCHITECTS ENGINEERS
MARCH I, 1979

PLANNERS