

LITTLE BOOKCLIFF SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property which is shown on the accompanying plat, and being part of Capitol Hill Subdivision, a subdivision of record in the County of Mesa, State of Colorado, said real property lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

Commencing at the Southeast Corner (SE Cor.) of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 11, and considering the East line of Section 11 to bear South 00°01'03" West with all bearings contained herein being relative thereto; Thence South 89°58'42" West along the South line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 11, 859.91 feet to the True Point of Beginning; Thence continuing South 89°58'42" West along the South line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 11 a distance of 14.46 feet; Thence North 00°00'00" West 150.00 feet; Thence North 90°00'00" West 237.00 feet; Thence North 00°00'00" West 164.00 feet; Thence North 90°00'00" West 80.00 feet; Thence North 00°00'00" West 110.00 feet; Thence North 90°00'00" West 167.00 feet; Thence South 00°00'00" East 90.00 feet; Thence North 90°00'00" West 13.00 feet; Thence North 00°00'00" West 306.00 feet; Thence North 90°00'00" West 48.95 feet; Thence North 33°03'36" East 594.72 feet; Thence along the Southern Right-of-Way line for the Grand Valley Irrigation Canal by the following two courses:

South 42°42'12" East 344.00 feet;
South 86°36'03" East 32.51 feet;

Thence South 32°26'00" West 36.50 feet; Thence South 01°07'00" West 523.00 feet; Thence South 00°00'00" West 330.00 feet to the True Point of Beginning, containing 8.34 acres more or less.

That the said Owner has caused the said real property to be laid out and surveyed as Little Bookcliff 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 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.

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, said Owners, Kampers, Munro, Shanks, Shenkel, Smith, Mohler, and Horace L. and Helen M. Nelson, have caused their names to be hereunto subscribed this 20 day of SEPTEMBER, A.D., 1979

Glenn Ross Kampers
Glenn Ross Kampers
Gordon A. Munro
Gordon A. Munro
George W. Shanks
George W. Shanks
Roger C. Shenkel
Roger C. Shenkel
Verne A. Smith, Jr.
Verne A. Smith, Jr.
Phillip B. Mohler
Phillip B. Mohler

Horace L. Nelson
Horace L. Nelson
Lien Holder
Helen M. Nelson
Helen M. Nelson
Lien Holder

STATE OF COLORADO } The foregoing instrument was acknowledged before me this 25th day of
COUNTY OF MESA } ss September, A.D., 1979, by Glenn Ross Kampers, Gordon A. Munro,
George W. Shanks, Roger C. Shenkel, Verne A. Smith, Jr., Phillip B. Mohler, and
Horace L. and Helen M. Nelson.
My Commission Expires: 11-21-82
Witness my hand and official seal. Justin J. Cole
Notary Public

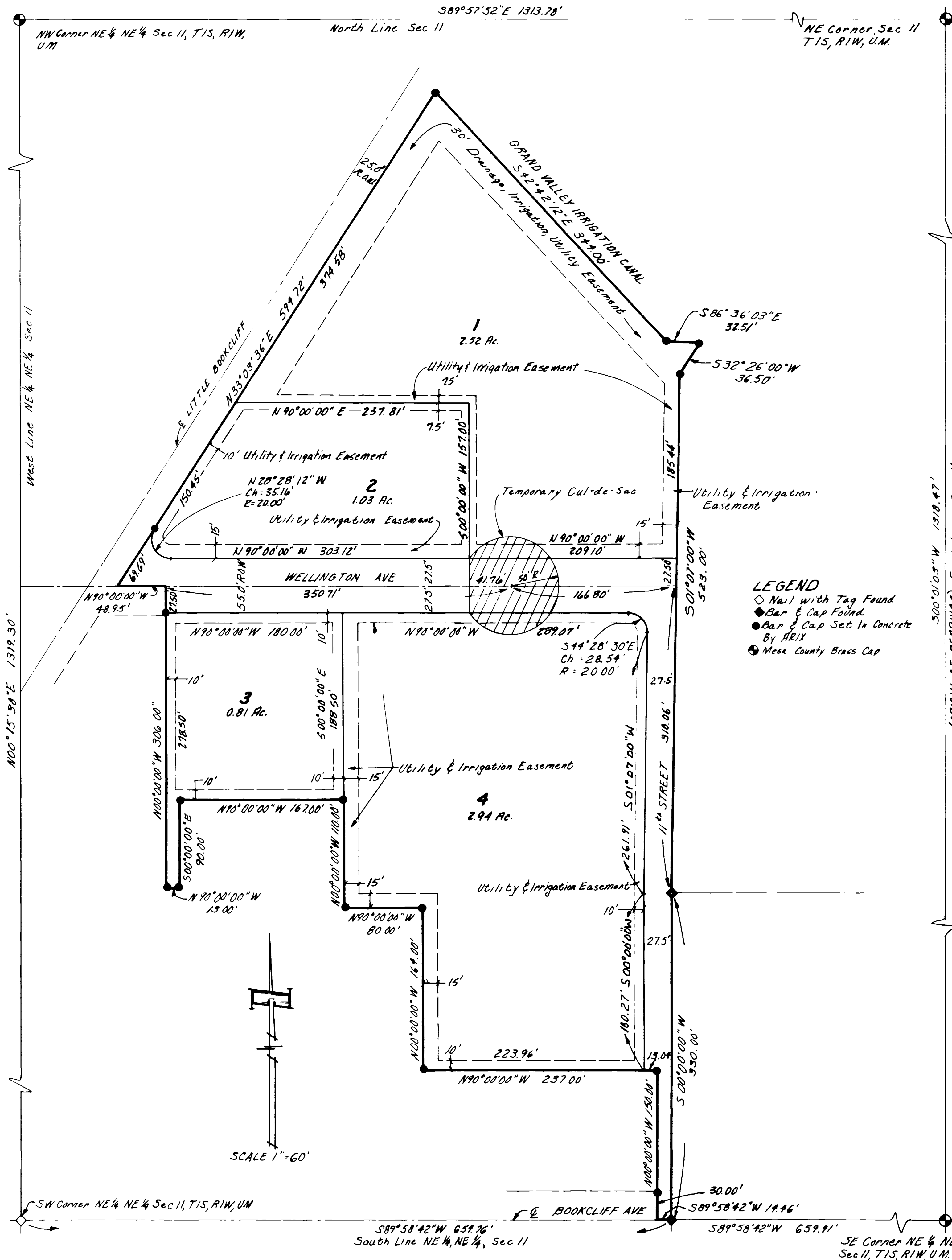
CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } I hereby certify that this instrument was filed in my office at _____ o'clock _____ M.,
COUNTY OF MESA } ss _____, A.D., 1979, and is duly recorded in plat book _____
page _____.

Clerk and Recorder By: _____ Deputy

CITY APPROVAL
This plat of Little Bookcliff Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this _____ day of _____, A.D., 1979, by:

Mark J. Peterson Director of Development
Ronald P. Rich Grand Junction City Engineer
_____ President of Council
_____ Grand Junction City Planning Commission, Chairman

SURVEYOR'S CERTIFICATE
I, Gordon W. Bruchner, do hereby certify that the accompanying plat of Little Bookcliff 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. Bruchner
Gordon W. Bruchner, Registered Land Surveyor and Professional Engineer
Colorado Register Number 8873



LITTLE BOOKCLIFF SUBDIVISION
 A PROFESSIONAL CORPORATION
ARIX ARCHITECTS ENGINEERS PLANNERS
 760 HORIZON DRIVE
 GRAND JUNCTION, COLORADO JUNE 1979