

WHITE CITY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Bertrand and Company, Phil B. Bertrand, President, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and located within the Northeast Quarter of the Northeast Quarter of Section Fifteen, Township One South, Range One West of the Ute Principal Meridian, said real property being more particularly described by metes and bounds as follows:

Beginning 210.00 feet S 00°02'00" E of the Northeast Corner of the Northeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, thence N 89°57'30" W 267.00 feet, thence S 00°02'27" E 216.39 feet, thence S 89°11'00" E 267.00 feet, thence N 00°02'00" W 220.00 feet to the Point of Beginning. Containing 1.337 acres more or less.

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

That said owner does hereby dedicate to the public all the streets, avenues, and roads as shown on the accompanying plat, forever, and dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance, and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner, Bertrand and Company, Phil B. Bertrand, President, has caused his name to be hereunto subscribed this 9th day of January, A.D., 1980.

Phil B. Bertrand
Phil B. Bertrand

STATE OF COLORADO) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of January, A.D., 1980 by owner, Bertrand and Company, by its President Phil B. Bertrand.
My Commission expires November 4, 1982
Witness my hand and official seal.

Margaret L. Joffe
Notary Public

CITY APPROVAL

This plat of White City Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 11th day of November, A.D., 1979.

CITY OF GRAND JUNCTION

James E. Wysocki
City Manager

By Jane S. Quinby
President of Council

Frank Diunetti
Chairman, Grand Junction
City Planning Commission

John W. Wagoner
City Planning

Ronald P. Rish
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:46 o'clock A.M., JAN 31, A.D., 1980 and is duly recorded in Plat Book No. 12, Page 230 Rev. 1214768

Fee \$10.00

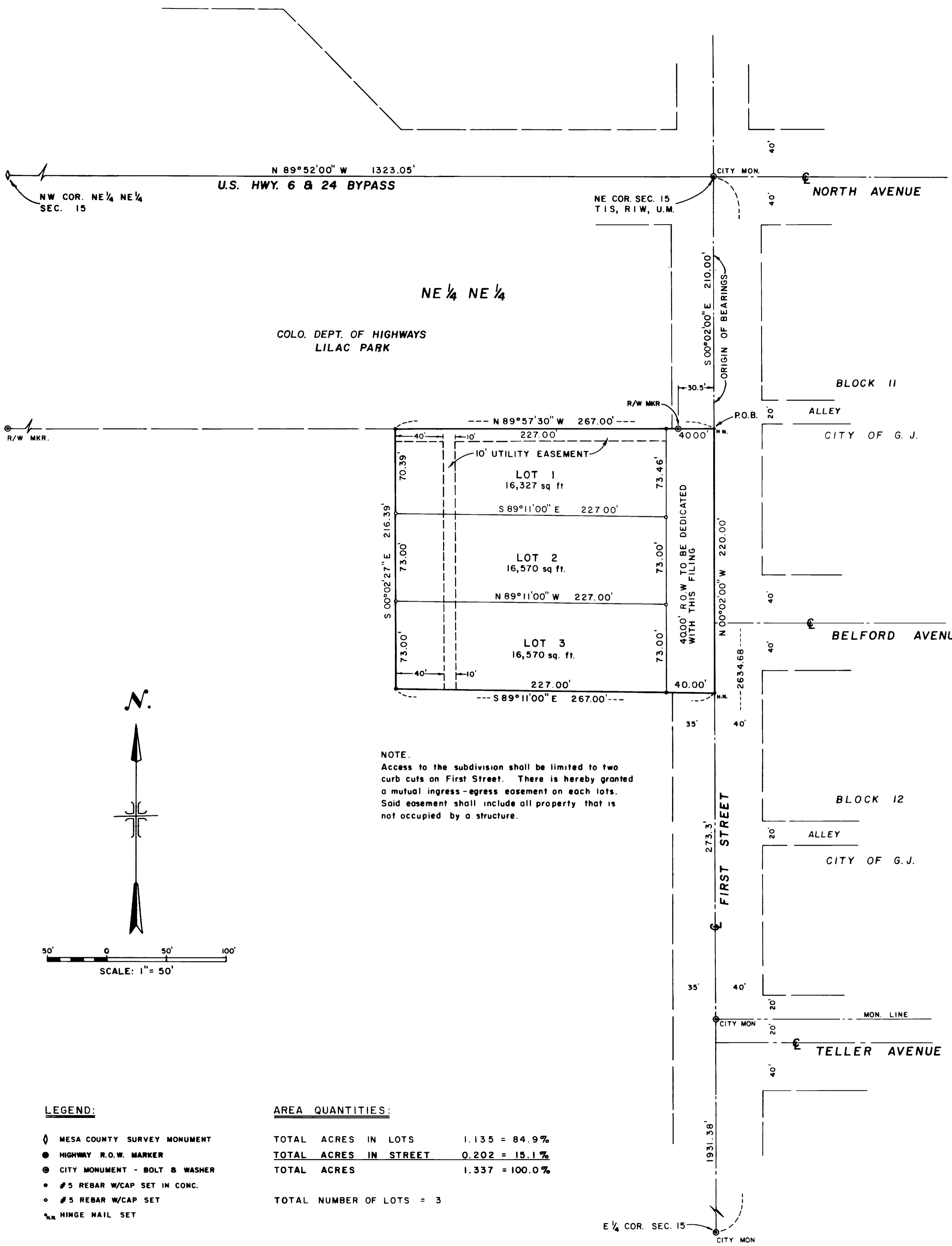
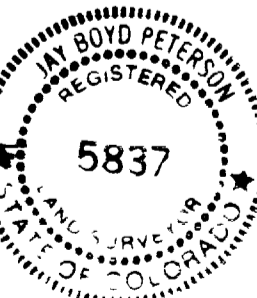
Earl Sawyer
Clerk and Recorder

By _____
Deputy

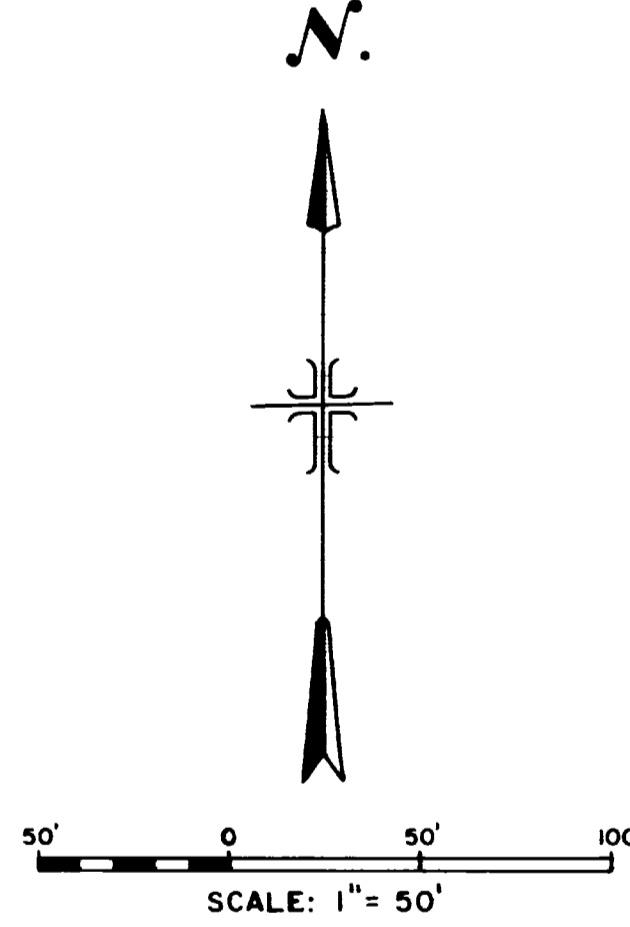
SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of White City 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 field survey of same.

J. Boyd Peterson
Registered Land Surveyor



NOTE:
Access to the subdivision shall be limited to two curb cuts on First Street. There is hereby granted a mutual ingress-egress easement on each lot. Said easement shall include all property that is not occupied by a structure.



- LEGEND:**
- ◊ MESA COUNTY SURVEY MONUMENT
 - HIGHWAY R.O.W. MARKER
 - ⊙ CITY MONUMENT - BOLT & WASHER
 - #5 REBAR W/CAP SET IN CONC.
 - #5 REBAR W/CAP SET
 - ⊕ HINGE NAIL SET

AREA QUANTITIES:

TOTAL ACRES IN LOTS	1.135 = 84.9%
TOTAL ACRES IN STREET	0.202 = 15.1%
TOTAL ACRES	1.337 = 100.0%
TOTAL NUMBER OF LOTS	= 3

WESTERN ENGINEERS, INC.
PLAT OF
WHITE CITY SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYED TS DRAWN RWQ CHECKED JBP
GRAND JUNCTION, COLO DWG 2439-871-3 9/15/79