

HOMESTEAD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Louise Forster and A. L. Partee are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and located within the Northwest Quarter of the Southeast Quarter of Section Thirty-Six, Township One North, Range One West of the Ute Principal Meridian, said real property being more particularly described by metes and bounds as follows:

Beginning at the SW Corner of the NW 1/4 SE 1/4 of Section 36, T1N, R1W of the Ute Meridian, thence N89°48'30"E 293.84 feet to a point on the West right-of-way line of Horizon Drive, thence N31°22'30"E 107.3 feet along said right-of-way line, thence N27°20'00"E 282.00 feet along West right-of-way line of Interstate 70, thence N62°40'00"W 169.78 feet, thence N0°13'42"W 238.38 feet, thence S26°24'16"W 736.25 feet to the point of beginning. Containing 3.102 acres more or less.

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

That said owners do 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 owners, Louise Forster and A. L. Partee have caused their names to be hereunto subscribed this 28th day of March, A.D., 1982

Louise Forster
Louise Forster
A. L. Partee
A. L. Partee

STATE OF COLORADO) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of March, A.D., 1982, by the owners, Louise Forster and A. L. Partee.
My Commission expires May 20, 1983.
Witness my hand and official seal:

James E. Wipke
Notary Public

CITY APPROVAL

This plat of Homestead Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 22 day of February, A.D. 1982

CITY OF GRAND JUNCTION

James E. Wipke
Mayor
Samuel S. ...
City Engineer
Jim ...
City Planner
Ronald P. ...
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF MESA) 1227311

I hereby certify that this instrument was filed in my office on 9:48 AM on Feb 25, 1982, A.D., 1982 and is duly recorded in Plat Book No. 12, Page 274, Dec 19, 1982

Earl ...
Clerk and Recorder

Thyl ...
Deputy

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson do hereby certify that the accompanying plat of Homestead 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.

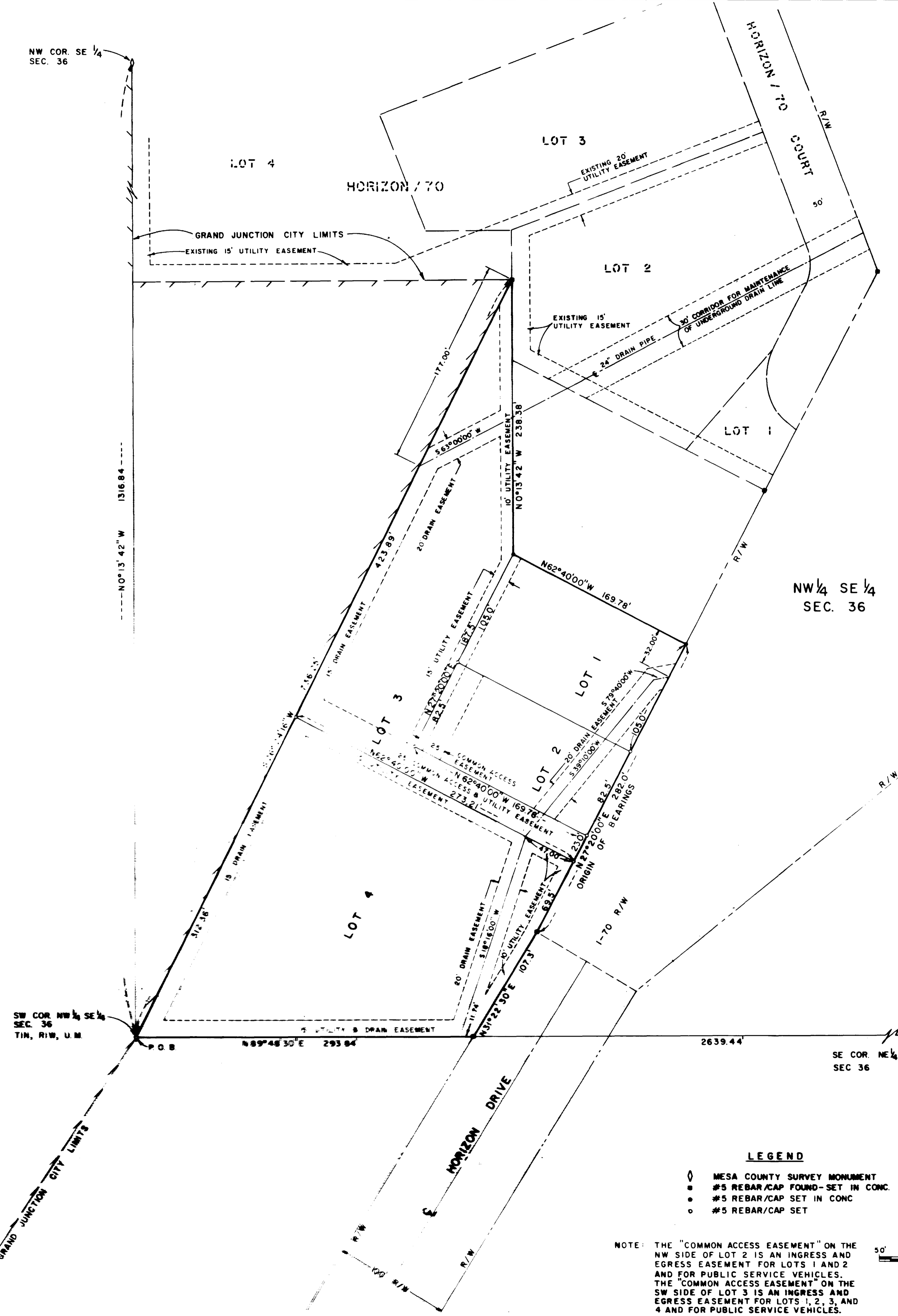
J. Boyd Peterson
Registered Land Surveyor



AREA CHARACTERISTICS

LOT NO.	SQ. FT.	ACRES	PCT. INT.
1	17,827	0.409	13.9
2	14,007	0.322	10.58
3	37,822	0.868	27.99
4	65,416	1.502	48.44
TOTAL	135,072	3.101	100.00

WESTERN ENGINEERS, INC.
PLAT OF
HOMESTEAD SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO
SURVEYED BY J.B. PETERSON, S.L.S. CHECKED A.B.P.
GRAND JUNCTION, COLORADO



LEGEND

- MESA COUNTY SURVEY MONUMENT
- #5 REBAR/CAP FOUND-SET IN CONC.
- #5 REBAR/CAP SET IN CONC.
- #5 REBAR/CAP SET

NOTE: THE "COMMON ACCESS EASEMENT" ON THE NW SIDE OF LOT 2 IS AN INGRESS AND EGRESS EASEMENT FOR LOTS 1 AND 2 AND FOR PUBLIC SERVICE VEHICLES. THE "COMMON ACCESS EASEMENT" ON THE SW SIDE OF LOT 3 IS AN INGRESS AND EGRESS EASEMENT FOR LOTS 1, 2, 3, AND 4 AND FOR PUBLIC SERVICE VEHICLES.