

Mc FARLAND ESTATES FIRST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Stanley L. McFarland is the owner 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 Northwest Quarter of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian as shown on the accompanying plat thereof; said real property being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

Beginning at a point from whence the Southwest Corner NW 1/4 NW 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian bears west 688.62 feet and South 132.0 feet; thence West 360.25 ft. thence N 0°27'W 84.0 ft., thence N02°52'30" E 65.88 ft., thence N 0°13'10" W 117.64 ft., thence N 89°41'30" E 357.35 ft., thence S 0°09'E 269.37 ft. to the point of beginning.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever "And hereby dedicate to the PUBLIC UTILITIES a perpetual easement for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, is dedicated over and through the PRIVATE ROADS AND STREETS WITHIN THIS SUBDIVISION; together with UTILITY EASEMENTS as shown on the plat; 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."

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

IN WITNESS WHEREOF said Stanley L. McFarland has caused his name to be hereunto subscribed this 28th day of February A.D. 1978.

Stanley L. McFarland
Stanley L. McFarland

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 28th day of February A.D. 1978 by Stanley L. McFarland
My Commission expires Nov 4, 1978
Witness my hand and official seal

Margaret A. Coffield
Notary Public

CITY APPROVAL

This plat of McFarland Estates First Addition, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 12th day of April 1978.

CITY OF GRAND JUNCTION

James E. Lisinski
City Manager

Lawrence R. Hojnick
President of Council

James E. Liden
Chairman, Grand Jct. City Planning Commission

William A. Beaver
Director of Development

Thomas R. Jensen
Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS. # 1159997

I hereby certify that this instrument was filed in my office at 8:35 o'clock A.M., May 9 A.D., 1978, and is duly recorded in Plat Book No. 12, Page 12

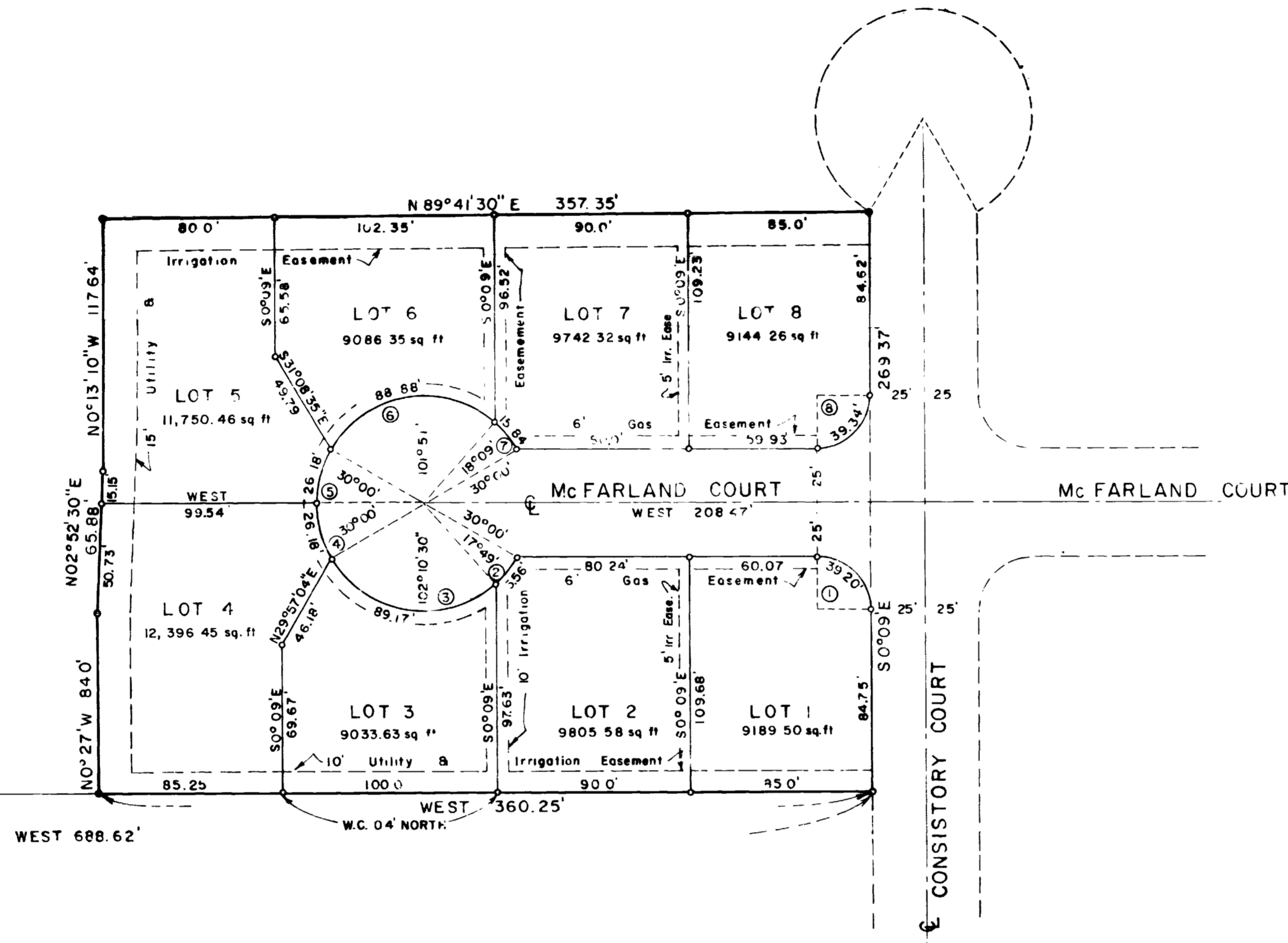
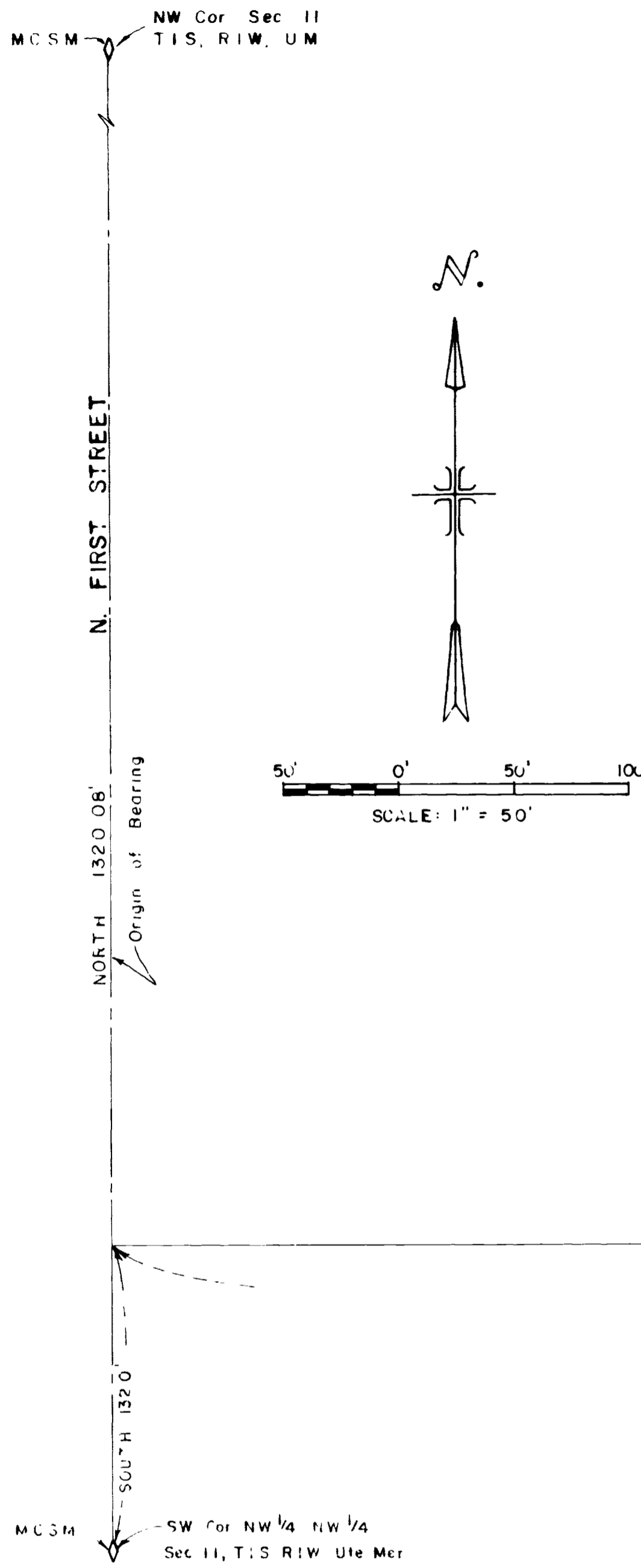
Earl Sawyer
Clerk & Recorder

Fee 10.00

SURVEYOR'S CERTIFICATE

I, Clarence J. Bielak do hereby certify that the accompanying plat of McFarland Estates First Addition, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents the field survey of same.

Registered Land Surveyor



- LEGEND**
- # 5 Rebor with cap set
 - ◊ Mesa County Survey Monument

| CURVE NO. | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD |
|-----------|--------|---------------|------------|--------------------|
| 1 | 25.0' | 89°51' | 39.20' | N45°04'30"W 35.31' |
| 2 | 50.0' | 17°49'30" | 15.55' | S38°54'45"W 15.45' |
| 3 | 50.0' | 102°10'30" | 89.17' | N81°05'15"W 77.81' |
| 4 | 50.0' | 30°00' | 26.18' | N15°00'00"W 25.88' |
| 5 | 50.0' | 30°00' | 26.18' | N15°00'00"E 25.88' |
| 6 | 50.0' | 101°51' | 88.88' | N80°55'30"E 77.63' |
| 7 | 50.0' | 18°09' | 15.84' | S39°04'30"E 15.77' |
| 8 | 25.0' | 90°09' | 39.34' | N44°55'30"E 35.44' |

AREA QUANTITIES
Total Acres in Lots = 1.84 Acres or 83 %
Total Acres in Street = 0.37 Acres or 17 %

WESTERN ENGINEERS, INC.
PLAT OF
**McFARLAND ESTATES
FIRST ADDITION**
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO
SURVEYED D.B. DRAWN G.L.A. CHECKED C.J.B.
GRAND JUNCTION, COLO. DWS 155° 316-7