

CHARLA SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the City of Grand Junction, State of Colorado and being in a part of the S. E. 1/4 N. E. 1/4 N. E. 1/4 of Section 26, T.15, R.1W, of the Ute Meridian, said real property being more particularly described as follows:

Commencing at the N.E. Corner of said Section 26 and considering the East Line of the N.E. 1/4 N.E. 1/4 of said Section 26 to bear N. 00°00'00" E. with all other bearings contained herein relative thereto; Thence S. 00°00'00" E., 661.1 feet to the True Point of Beginning said point being the N.E. Corner of the S.E. 1/4 N.E. 1/4 N.E. 1/4 of said Section 26; Thence continuing S. 00°00'00" E. along said East line of the N.E. 1/4 N.E. 1/4 of said Section 26 a distance of 196.00 feet; Thence S. 90°00'00" W., 165.00 feet; Thence N. 00°00'00" W., 106.48 feet to a point on the North Line of the S.E. 1/4 N.E. 1/4 N.E. 1/4 of said Section 26; Thence S. 89°50'00" E. along said North line of the S.E. 1/4 N.E. 1/4 N.E. 1/4 of said Section 26 a distance of 165.00 feet to the True point of Beginning. Containing .743 Acres.

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

That said owner does hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever and dedicates those portions of said real property, which are labeled as streets, avenues, roads and utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric and cable television lines, poles and cables, storm and sanitary sewer mains, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF Walter F. Kochevar Jr., has caused his name to be hereunto subscribed this 27th day of OCTOBER, 1976.

Walter F. Kochevar Jr.
Walter F. Kochevar Jr.

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of OCTOBER, A.D., 1976 by Walter F. Kochevar Jr.

My commission expires: MAY 28, 1978
Witness my hand and official seal.

Sharon S. Stuber
Notary Public

CITY APPROVAL

This plat of Charla Subdivision a subdivision of the City of Grand Junction, County of Mesa, and the State of Colorado was approved and accepted on this 17 day of November, A.D., 1976.

James E. Wyzanski
Mayor, Grand Junction City Planning Commission

Lawrence J. Stuber
President of Council

Donald E. Wain
Director of Development

Ronald P. Rish
Grand Junction City Engineer

STATE OF COLORADO)
) ss
COUNTY OF MESA) # 1122919

I hereby certify that this instrument was filed in my office at 2:55 o'clock A.M. this 30 day of December, 1976 and is duly recorded in Plat Book 11, Page 232.

Carl Sawyer
Clerk and Recorder

Hazel M. Huskey
Deputy Clerk fees: 10.00

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Charla Subdivision, a Subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, and has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Colorado Registration No. 9960

Approved for content and form only and not to the accuracy of surveys, calculations and drafting. Pursuant to C. R. S. 1973, 39-51-101-102 as amended.

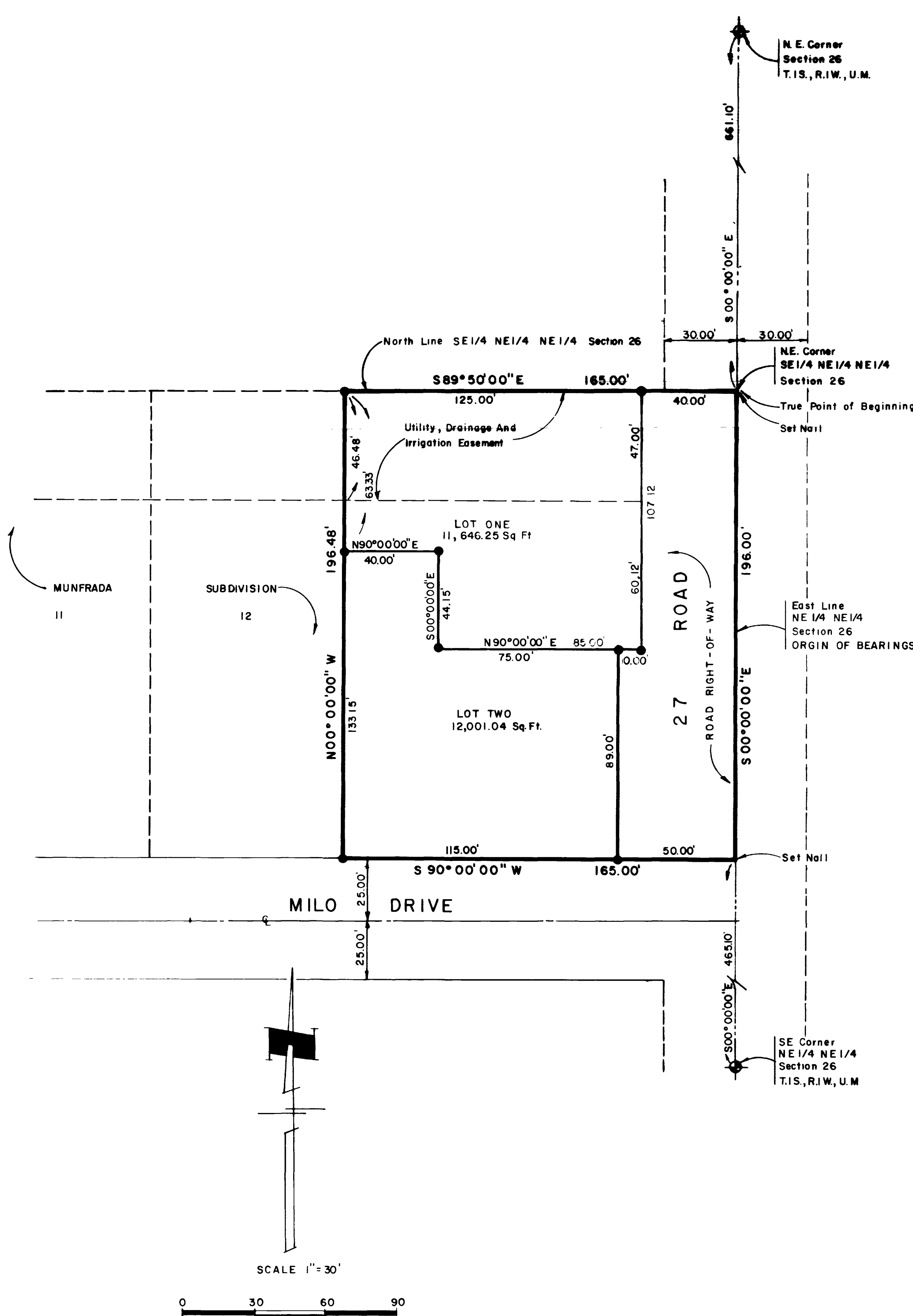
Paul Head
Mesa County Surveyor 11-29-76

Approved: _____ Date: _____
Public Service Co. (Gas Dept.)

Approved: _____ Date: _____
Public Service Co. (Electric Dept.)

LEGEND

- ⊕ Indicates Mesa County Brass Cap
- ⊙ Indicates 5/8" Rebar And Monument Cap
- At All Lot Corners



CHARLA SUBDIVISION
ROBERT P. GERLOFS
Engineering Consultants PO BOX 2872 GRAND JCT, COLO 81501, PHONE 243-8908
SEPT, 1976