

WESTWOOD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, T. L. Benson Inc., is the Owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being part of Section 2, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a point on the South Line of the NW 1/4 SE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian from whence the SW Corner of said NW 1/4 SE 1/4 bears S 89°57' W 727.6 feet, thence N 89°57' E 199.0 feet to the West Right-of-Way Line of the Highline Grand Valley Canal, thence along said Canal Right-of-Way N 11°58'45" E 96.84 feet, thence N 63°45' E 134.6 feet, thence N 68°36'22" E 90.0 feet, thence N 35°27'30" E 67.0 feet, thence N 32°24'30" E 97.7 feet, thence N 20°07' E 67.7 feet, thence N 16°14' E 114.7 feet, thence N 00°34' W 90.0 feet, thence N 04°32' E 210.7 feet to the Southerly Right-of-Way of the Independent Ranchman's Ditch near the East Line of said NW 1/4 SE 1/4 of Section 2, thence S 0°49'17" W 108.34 feet, thence S 40°13' W 81.8 feet, thence S 73°35' W 64.6 feet, thence S 51°39' W 150.0 feet, thence S 45°45' W 110.4 feet, thence S 51°56' W 132.5 feet, thence S 49°53' W 60.0 feet to the Westerly Right-of-Way of the Grand River Valley Railroad (abandoned), thence N 52°33' W 134.06 feet to the Southerly Right-of-Way of Horizon Drive, thence along said Right-of-Way Line S 53°51' W 220.6 feet to the Easterly Right-of-Way of the Mainline Canal of the Grand Valley Irrigation Co, thence S 0°59' E 70.0 feet, thence S 52°27' E 100.0 feet, thence S 33°11' E 123.8 feet, thence S 22°56'45" E 109.88 feet to the South Line of said NW 1/4 SE 1/4 of said Section 2 and the Point of Beginning. Containing 6.7025 acres more or less.

That said Owner has caused the said real property to be laid out, surveyed, and known as WESTWOOD, a part of the City of Grand Junction, County of Mesa, and State of Colorado.

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 UTILITIES, and hereby 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 and 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.

That all expense for street paving or improvement shall be furnished by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said Owner has caused its name to be hereunto subscribed this 10 day of July, A.D., 1979

T. L. BENSON, INC.

By: Marion J. Benson
MARION J. BENSON, SECRETARY

By: T. L. Benson
T. L. BENSON, PRESIDENT

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 10 day of July, A.D., 1979 by T. L. BENSON, INC. (T.L. Benson, President and Marion J. Benson, Secretary).

My Commission Expires 12/31/80
Witness My Hand and Official Seal.

By: Michael R. Benson
NOTARY PUBLIC

CITY APPROVAL

This plat of WESTWOOD, a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 16 day of July, A.D., 1979.

CITY OF GRAND JUNCTION

By: James E. Wysocki
CITY MANAGER

By: James J. Quinby
PRESIDENT OF COUNCIL

By: Mark Amundson
CHAIRMAN, GRAND JUNCTION CITY PLANNING COMMISSION

By: Paul Matrone
DIRECTOR OF DEVELOPMENT

By: Ronald P. Risk
GRAND JUNCTION CITY ENGINEER

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 8:45 o'clock A.M., this 16 day of July, A.D., 1979, and is duly recorded in Plat Book No. 12, Page 209. Fee # 1205622

By: Earl Sawyer
CLERK & RECORDER

By: _____
DEPUTY

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of WESTWOOD, a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

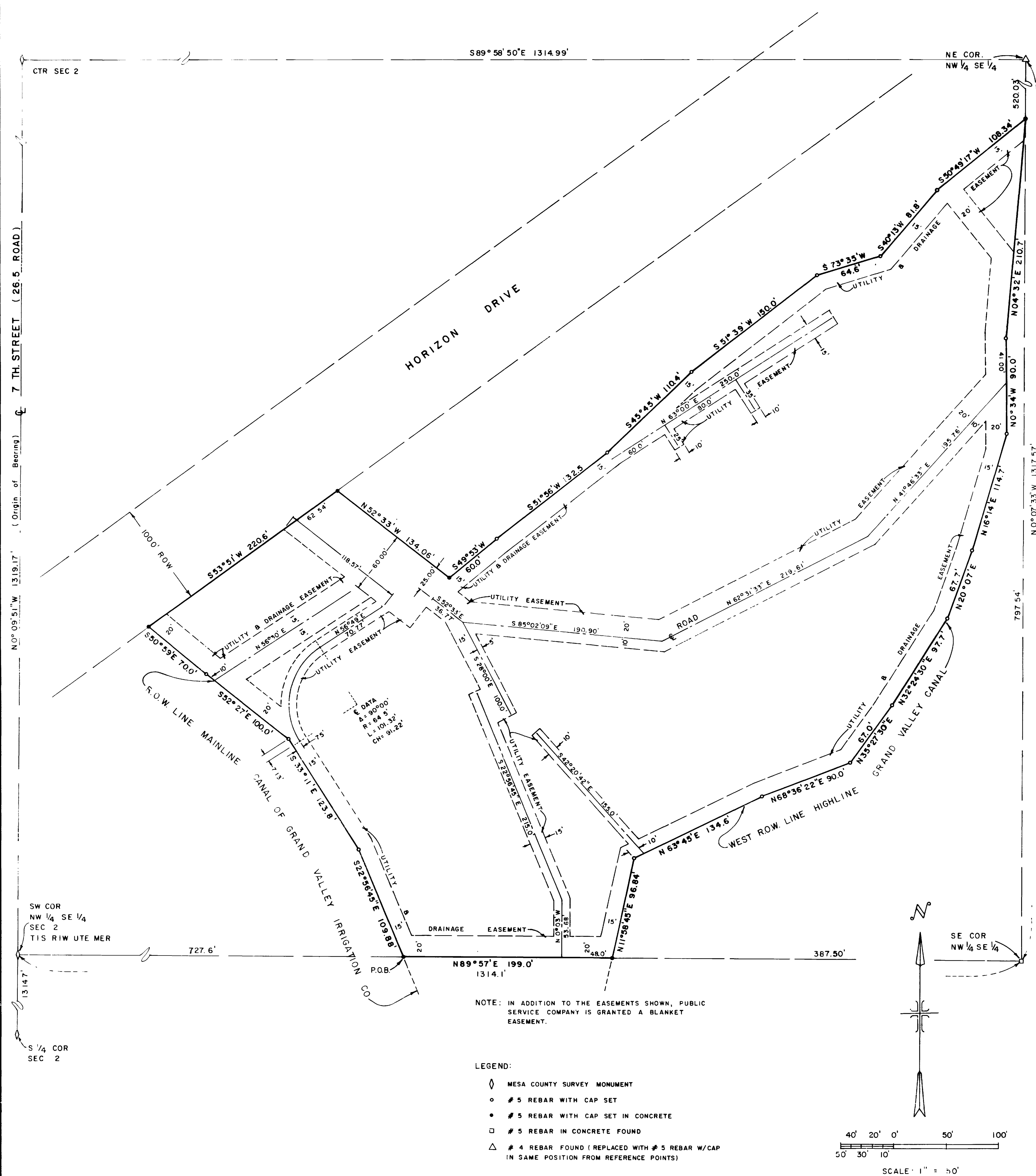
By: J. Boyd Peterson
J. BOYD PETERSON, R.L.S.
COLO. REG. NO. 5837

WESTERN ENGINEERS, INC.

PLAT OF
WESTWOOD

CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYED T.S. DRAWN R.Q. CHECKED J.B.P.
GRAND JCT, COLO. DWG 2105-429-44 5/2/79



NOTE: IN ADDITION TO THE EASEMENTS SHOWN, PUBLIC SERVICE COMPANY IS GRANTED A BLANKET EASEMENT.

- LEGEND:
- ◊ MESA COUNTY SURVEY MONUMENT
 - # 5 REBAR WITH CAP SET
 - # 5 REBAR WITH CAP SET IN CONCRETE
 - # 5 REBAR IN CONCRETE FOUND
 - △ # 4 REBAR FOUND (REPLACED WITH # 5 REBAR W/CAP IN SAME POSITION FROM REFERENCE POINTS)

