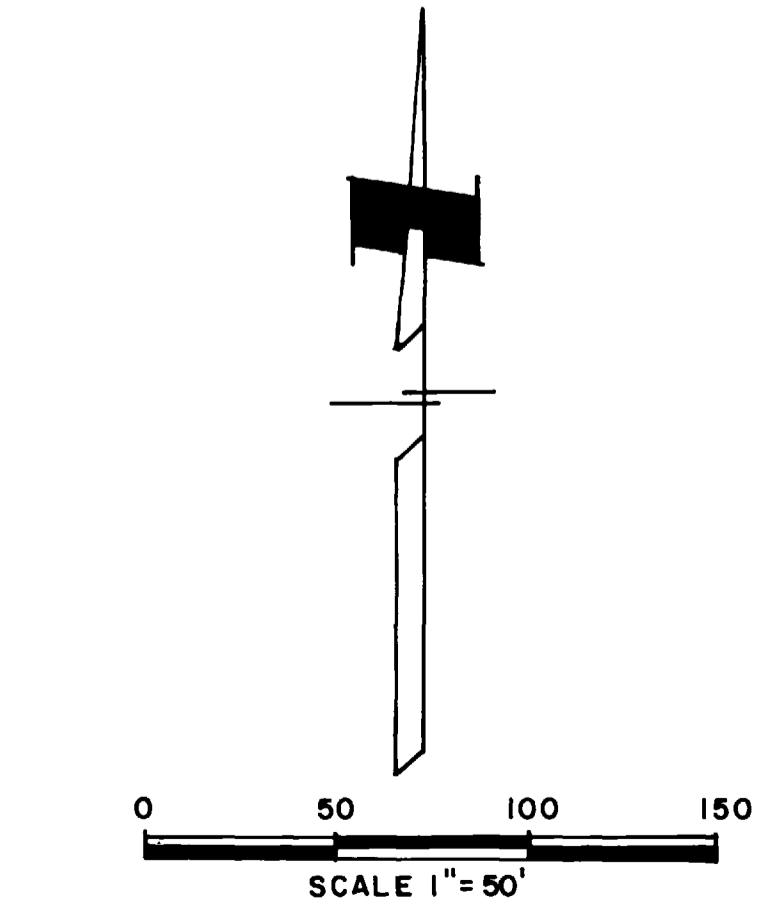
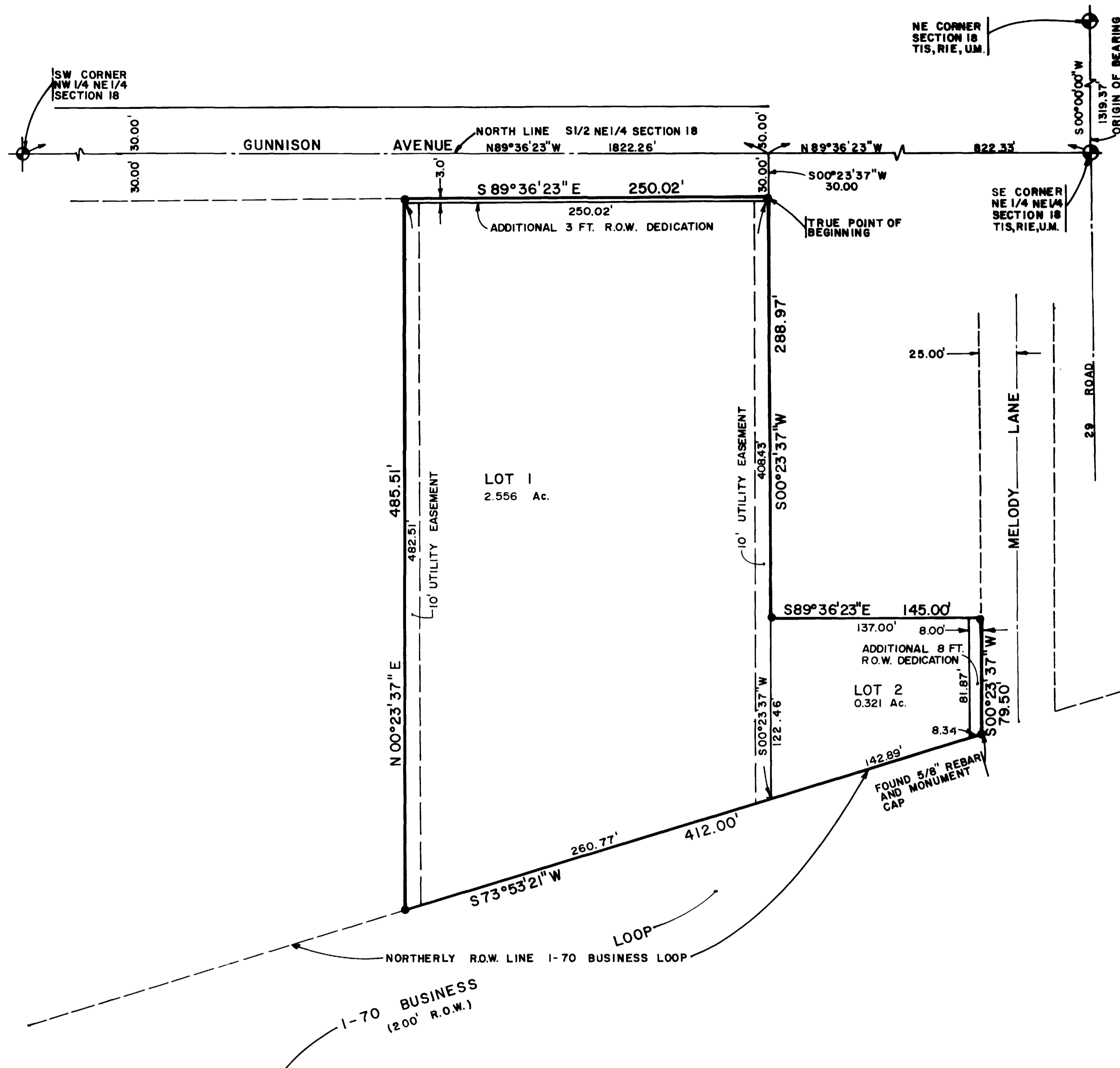



# GUNNISON AVENUE SOUTH



- LEGEND**
-  Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Set In Concrete
  - A 5/8" Rebar And Monument Cap At All Lot Corners

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Los Muleros, A Colorado Partnership, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 NE 1/4 of Section 18, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

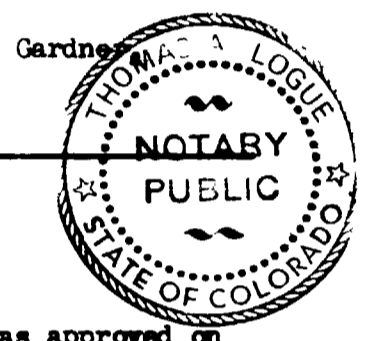
Commencing at the SE Corner of the NE 1/4 NE 1/4 of said Section 18; Thence N 89° 36' 23" W along the north line of the S 1/2 NE 1/4 of said Section 18 a distance of 822.33 feet; Thence S 00° 23' 37" W 30.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00° 23' 37" W 288.97 feet; Thence S 89° 36' 23" E 145.00 feet; Thence S 00° 23' 37" W 79.50 feet to a point on the northerly right of way line of I-70 Business Loop; Thence S 73° 53' 21" W along said northerly right of way line of I-70 Business Loop a distance of 412.00 feet; Thence N 00° 23' 37" E 485.51 feet; Thence S 89° 36' 23" E 250.02 feet to the TRUE POINT OF BEGINNING, containing 2.910 acres.

That said owner has caused the said real property to be laid out and surveyed as Gunnison Avenue South, a subdivision of a part of the City of Grand Junction, County of Mesa, 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 Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of utilities, irrigation 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 has caused its name to be hereunto subscribed this 21<sup>st</sup> day of Sept. A.D., 1979.  
 Los Muleros, A Colorado Partnership By: Warren Gardner  
 Warren Gardner, General Partner

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of SEPTEMBER A.D., 1979 by Warren Gardner, General Partner of Los Muleros, A Colorado Partnership.  
 My commission expires: Aug. 9<sup>th</sup> 1981 Witness my hand and official seal. Thomas A. Logie  
 Notary Public



**CITY APPROVAL**

This plat of Gunnison Avenue South, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 19<sup>th</sup> day of September A.D., 1979.

James E. Wysocki City Manager  
James J. Quinby President of Council  
Shirley Graham Chairman, Grand Junction Planning Comm.  
Paul H. McQueen Director of Development  
Ronald P. Rich Grand Junction City Engineer

STATE OF COLORADO )  
 COUNTY OF MESA ) ss  
 I hereby certify that this instrument was filed in my office at 3:35 o'clock P.M. this 23 day of September A.D., 1979 and is duly recorded in Plat Book 12, Page 304.

Earl Sawyer Clerk and Recorder  
George Hamel Deputy  
 Fees: \$ 10.00

**SURVEYORS CERTIFICATE**

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

James T. Patty Jr.  
 James T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960

