

WEST GRAND SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Norman Reid and Howard Reid are the owners of that real property described and recorded in Book 1143, Page 893 of the Mesa County Clerk and Recorder's records and situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NW 1/4 SE 1/4 of Section 15, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NW Corner of the NW 1/4 SE 1/4 of said Section 15; Thence S 89° 58' 00" E along the north line of the NW 1/4 SE 1/4 of Section 15 a distance of 518.45 feet to a point on the southwesterly right of way of the Denver and Rio Grande Western Railroad and the TRUE POINT OF BEGINNING; Thence S 31° 29' 00" E 425.26 feet along said southwesterly right of way to a point on the northwesterly right of way of Colorado Highway 340; Thence along said northwesterly right of way of Colorado Highway 340 by the following two (2) courses and distances: (1) S 63° 20' 10" W 72.30 feet; (2) S 56° 36' 00" W 188.65 feet; Thence N 00° 00' 00" E 498.95 feet to the TRUE POINT OF BEGINNING, containing 1.254 acres.

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

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public 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 such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer lines, gas lines, irrigation and drainage, with right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 5th day of April A.D., 1980.

Norman Reid
Norman Reid

Howard Reid
Howard Reid

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of April A.D., 1980 by Norman Reid and Howard Reid. My commission expires Aug 9, 1981.
Witness my hand and official seal.

Thomas A. Agnew
Notary Public
STATE OF COLORADO
NOTARY PUBLIC

CITY APPROVAL

This plat of West Grand Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 2nd day of April A.D., 1980.

James E. Wuerck City Manager
James D. Smith President of Council
Robert Peterson Director of Development
Jim Pickens Chairman, Grand Junction Examining Commission
Ronald P. Rich Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) # 1221142

I hereby certify that this instrument was filed in my office at 10:30 o'clock A.M. this 11 day of April A.D., 1980 and is duly recorded in Plat Book 12, Page 250.

Earl Sawyer
Clerk and Recorder

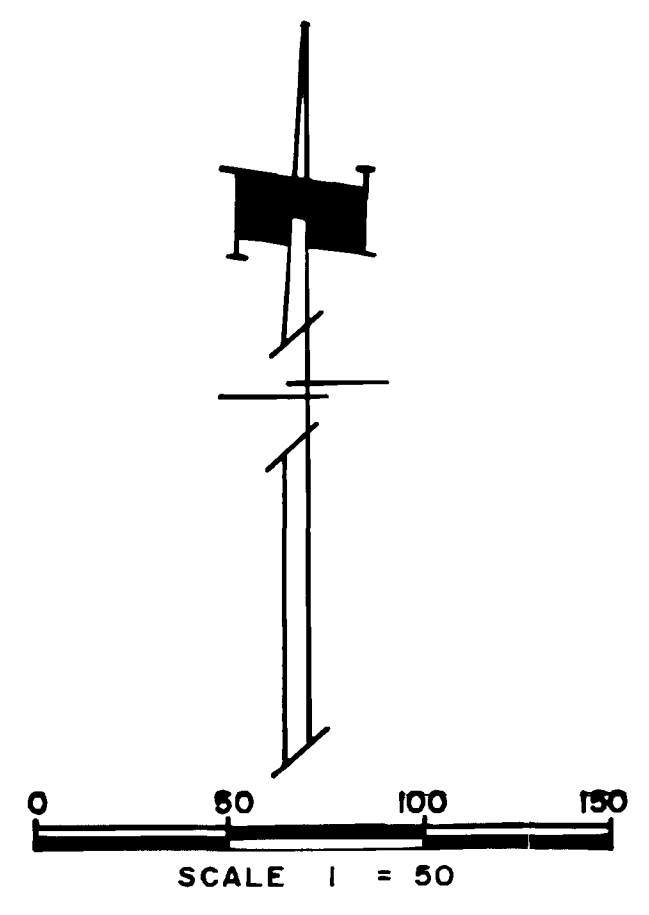
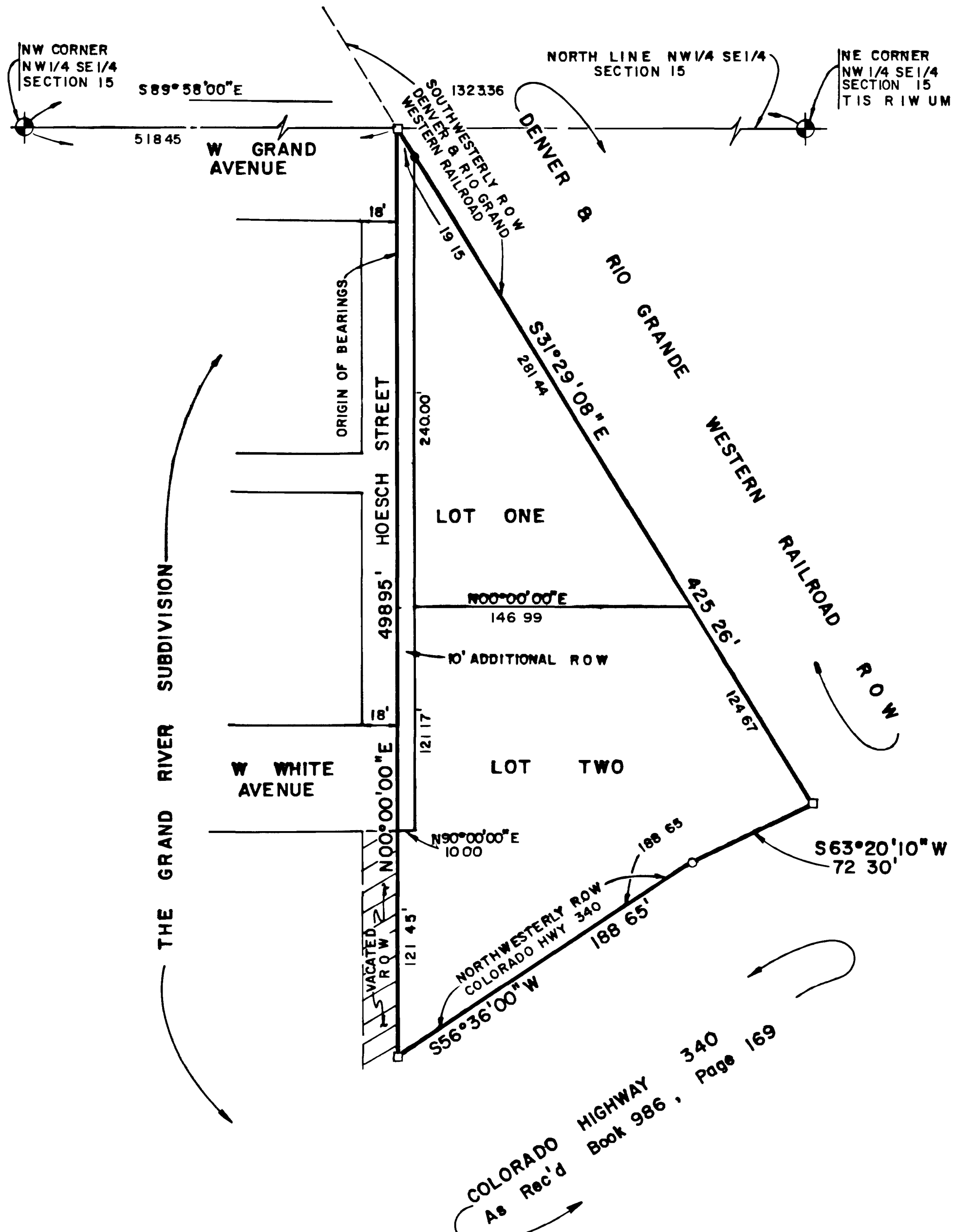
By Hazel M. Huskey
Deputy

Fee: \$ 10.00

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of West Grand Subdivision, 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



AREA QUANTITIES	
Total In Lots	1.169 Ac or 93.22 %
Total In ROW	0.085 Ac or 6.78 %
Total Acres	1.254 Ac or 100.00 %
Total No Lots	2 Lots

LEGEND

- ⊙ Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners
- ⊕ Indicates 5/8" Rebar And Monument Cap Found
- ⊙ Indicates Mesa County Brass Cap

WEST GRAND SUBDIVISION

PARAGON ENGINEERING, INC.
P.O. Box 111
1000 Grand Junction, Colorado 81501 (970) 241-8900