

# MALDONADO SUBDIVISION

CITY OF GRAND JUNCTION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Felix Maldonado and Seberina Maldonado, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the S½NE¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter (S½NE¼) of said Section 15, and considering the South line of the S½NE¼ of said Section 15 to bear due east with all bearings herein described to be relative thereto; thence east along the South line of the S½NE¼ of said Section 15 a distance of 510.0 feet; thence North 75.00 feet to the Point of Beginning; thence continuing North a distance of 359.90 feet; thence East 363.20 feet; thence S.40°56'09"E. 476.41 feet; thence East 51.05 feet to the Point of Beginning. Contains 1.71 acres, more or less.

That said owners have caused the said real property to be laid out and platted as MALDONADO 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, avenues and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate to the public utility companies 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 and cable television lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, 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.

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

IN WITNESS WHEREOF said owners, Felix Maldonado and Seberina Maldonado, have caused their names to be hereunto subscribed this 1st day of July, A.D., 1978.

*Felix Maldonado*  
Felix Maldonado

*Seberina Maldonado*  
Seberina Maldonado

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 1st day of July, A.D., 1978, by Felix Maldonado and Seberina Maldonado.

MY COMMISSION EXPIRES: Dec. 4, 1977

WITNESS BY HAND AND OFFICIAL SEAL

*Ch. Bennett*  
Notary Public

## CITY APPROVAL

This plat of MALDONADO SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this 21 day of June, A.D., 1978.

*James E. Wysocki*  
City Manager

*Karl M. Johnson*  
President of Council

*James Redek*  
Chairman, Grand Junction City Planning Commission

*Ronald P. Piel*  
Grand Junction City Engineer

*Delmer A. Beaver*  
Director of Development

## CLERK AND RECEIPTS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:15 o'clock P.M., this 1st day of July, A.D., 1978, and is duly recorded in Plat Book 12, Page 48, Reception No. 1165748.

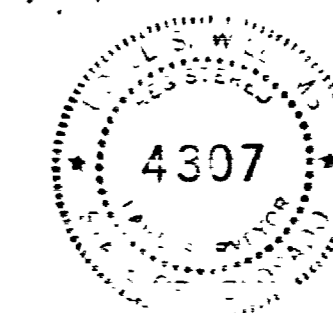
*Earl Sanner*  
Clerk and Recorder

*By Hazel M. Hooley*  
Deputy Fee \$ 10.00.

## SURVEYOR'S CERTIFICATE

I, Udell S. Williams, do hereby certify that the accompanying plat of MALDONADO 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.

*Udell S. Williams*  
Udell S. Williams, Colo. R.L.S. 4307



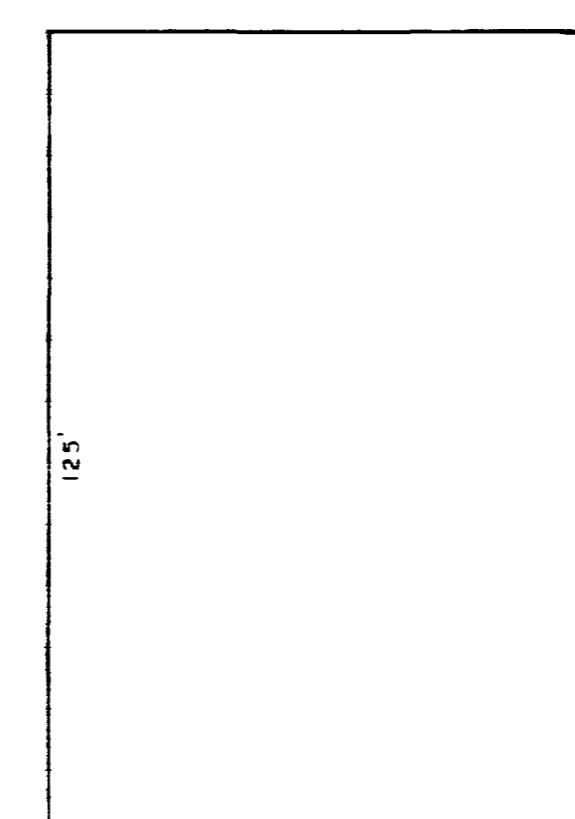
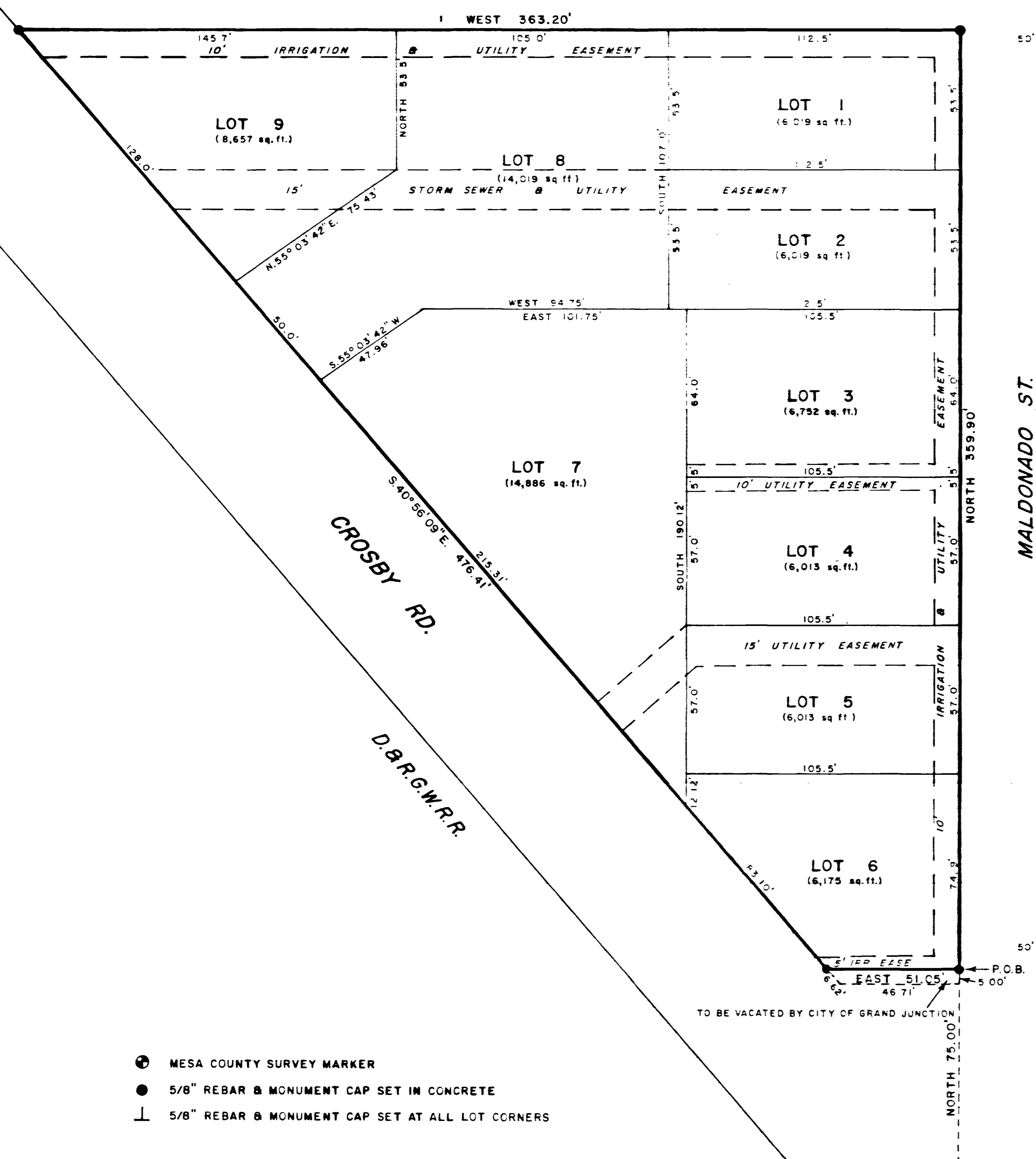
MALDONADO SUBDIVISION

UDLELL S. WILLIAMS  
15 BOICE AVENUE  
GRAND JUNCTION, COLORADO 81501

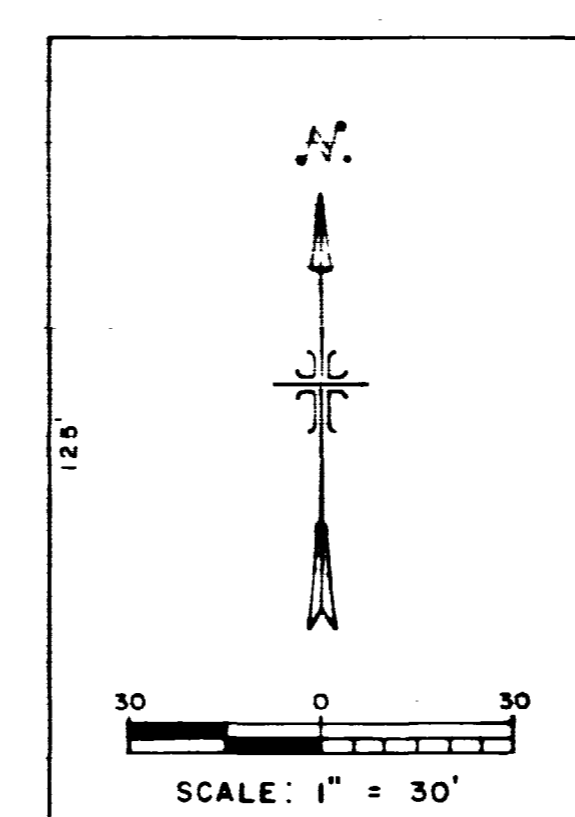
- MESA COUNTY SURVEY MARKER
- 5/8" REBAR & MONUMENT CAP SET IN CONCRETE
- ⊥ 5/8" REBAR & MONUMENT CAP SET AT ALL LOT CORNERS

## NOTE:

No lot in this subdivision may be occupied by more than one single family or duplex unit until such time as the adjacent street is improved to City standards and accepted by the City Engineer.



W. CURAY AVE.



Alley

W. GRAND AVE.