

# COLLEGE PLACE TOWNHOMES FILING NO. THREE

N89°59'41"E 659.95'

BOOKCLIFF AVENUE

FOUND REBAR & CAP  
NW CORNER  
NE 1/4 SE 1/4 NE 1/4  
SECTION II  
T1S, R1W, U.M.

NE CORNER  
SE 1/4 NE 1/4  
SECTION II  
T1S, R1W, U.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned W.G.M. Investments, a General Partnership, O. Reed Guthrie and Charles D. Wiman, General Partners, 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 NE 1/4 SE 1/4 NE 1/4 of Section 11, T1S, R1W, of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the NE Corner of the SE 1/4 NE 1/4 of said Section 11; Thence S 00° 00' 00" W along the east line of the NE 1/4 SE 1/4 NE 1/4 of said Section 11 a distance of 164.96 feet; Thence S 89° 59' 22" W 200.00 feet; Thence S 00° 00' 00" W 153.37 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00° 00' 00" W 176.35 feet; Thence S 89° 59' 12" W 263.22 feet; Thence N 00° 00' 48" W 164.91 feet; Thence N 89° 59' 22" E 159.26 feet; Thence N 00° 00' 00" E 114.46 feet; Thence N 90° 00' 00" E 104.00 feet to the TRUE POINT OF BEGINNING, containing 1.024 acres.

That said owner has caused the said real property to be laid out and surveyed as College Place Townhomes, Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual 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; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress, egress and utility easements are dedicated to the owners of the property within said College Place Townhomes, Filing No. Three for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as private open space are dedicated to the owners of the property within said College Place Townhomes, Filing No. Three for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 31 day of June A.D., 1981.

W.G.M. Investments, a General Partnership

O. Reed Guthrie, General Partner

Charles D. Wiman, General Partner

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 31 day of June A.D., 1981 by O. Reed Guthrie and Charles D. Wiman, General Partners of W.G.M. Investments, a General Partnership.

Witness my hand and official seal. My commission expires: Aug 1 1981. James T. Patty Notary Public

CITY APPROVAL

This plat of College Place Townhomes, Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted this 12 day of DECEMBER A.D., 1981.

James C. Wysocki  
City Manager

James S. Quinby  
President of Council

W. D. Best  
Director of Development

James C. Graham  
Chairman, Grand Junction Planning Commission

Ronald P. Reel  
Grand Junction City Engineer

STATE OF COLORADO )  
COUNTY OF MESA )

CLERK AND RECORDS CERTIFICATE

I hereby certify that this instrument was filed in my office at 10:00 o'clock A.M. this 31 day of June A.D., 1981 and is duly recorded in Plat Book 1270, at Page 371.

James T. Patty  
Clerk and Recorder

James T. Patty  
Deputy

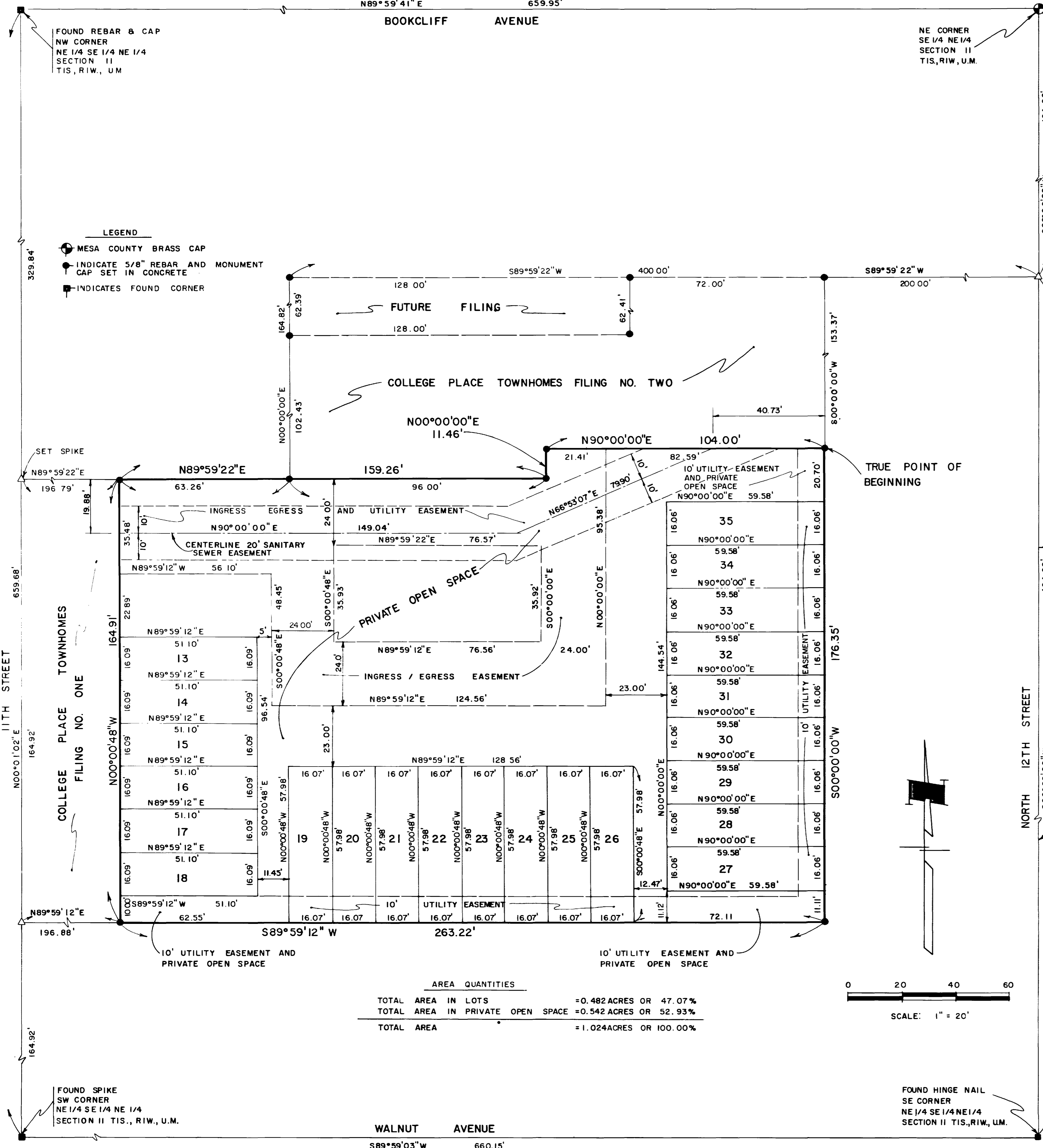
SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of College Place Townhomes, Filing No. Three, 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. 1/19/81  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

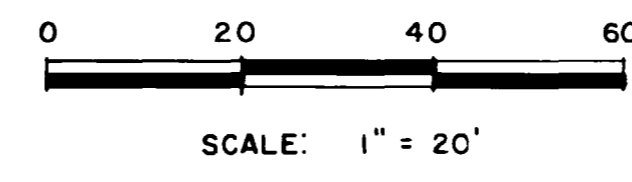
This planned development is subject to and regulated by certain conditions of approval and/or restrictive covenants. Covenants are recorded in Book 1270, Page 468-89. Other requirements or conditions may be checked with the approving agency.

- LEGEND**
- MESA COUNTY BRASS CAP
  - INDICATE 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE
  - INDICATES FOUND CORNER



**AREA QUANTITIES**

TOTAL AREA IN LOTS	= 0.482 ACRES OR 47.07%
TOTAL AREA IN PRIVATE OPEN SPACE	= 0.542 ACRES OR 52.93%
TOTAL AREA	= 1.024 ACRES OR 100.00%



FOUND SPIKE  
SW CORNER  
NE 1/4 SE 1/4 NE 1/4  
SECTION II T1S, R1W, U.M.

WALNUT AVENUE  
S89°59'03"W 660.15'

FOUND HINGE NAIL  
SE CORNER  
NE 1/4 SE 1/4 NE 1/4  
SECTION II T1S, R1W, U.M.

COLLEGE PLACE TOWNHOMES  
FILING NO. THREE

