

# WESTERN FEDERAL SAVINGS SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Western Federal Savings and Loan Association of Denver, Colorado, a Federally Chartered Association, is the owner of that real property generally described as the South 244.50 feet of the West 417.50 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 4, Township 1 South, Range 1 West, of the Ute Principal Meridian, EXCEPT the West 30 feet and South 30 feet for County Roads, in the City of Grand Junction, Mesa County, Colorado; said property being more particularly described as follows:

Beginning at a point which is N89°49'50"E 30.00 feet and N00°00'00"E 30.00 feet from the South Quarter Corner of said Section 4, thence N00°00'00"E 214.50 feet; thence N89°49'50"E 387.50 feet, thence S00°00'00"W 214.50 feet, thence S89°49'50"W 387.50 feet to the point of beginning. Said tract contains 1.90 Acres more or less.

That said owner has caused the real property to be laid out and surveyed as shown on the accompanying plat of WESTERN FEDERAL SAVINGS SUBDIVISION.

That the said owners do hereby dedicate to the PUBLIC all roadways as shown on the accompanying plat, forever, and dedicate to the PUBLIC 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, telephone lines, together with the right to trim interfering trees and brush, together with the right of ingress and egress for the 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 Western Federal Savings and Loan Association of Denver Colorado, a Federally Chartered Association, has caused its name to be hereunto subscribed this 5th day of September, A. D. 1980.

Harry T. McWilliams  
Harry T. McWilliams  
Senior Vice-President

Attest: Eva A. Hickman  
Assistant Secretary

STATE OF COLORADO )  
CITY AND )  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 5th day of September, 1980, by Harry T. McWilliams, Senior Vice-President, and Eva A. Hickman Assistant Secretary.

Witness my hand and official seal.

My Commission expires Jan 20 - 1981

Doris B. Johnson  
NOTARY PUBLIC

## CITY OF GRAND JUNCTION APPROVAL

This plat of WESTERN FEDERAL SAVINGS SUBDIVISION, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 20th day of August, A. D. 1980.

James E. Wysocki  
City Manager

James J. Quinby  
President of Council

James J. Quinby  
Chairman Grand Junction  
City Planning Commission

Mark S. Eckert  
City Planner

Ronald P. Reek  
Grand Junction City Engineer

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA        )

I hereby certify that this instrument was filed in my office at 9:30 o'clock A.M., Aug 4th, A.D., 1980, and is duly recorded in Plat Book 12 Page 404 Reception No. 1264708 (1981)

Earl Sawyer  
CLERK AND RECORDER

Fee \$ 10.00

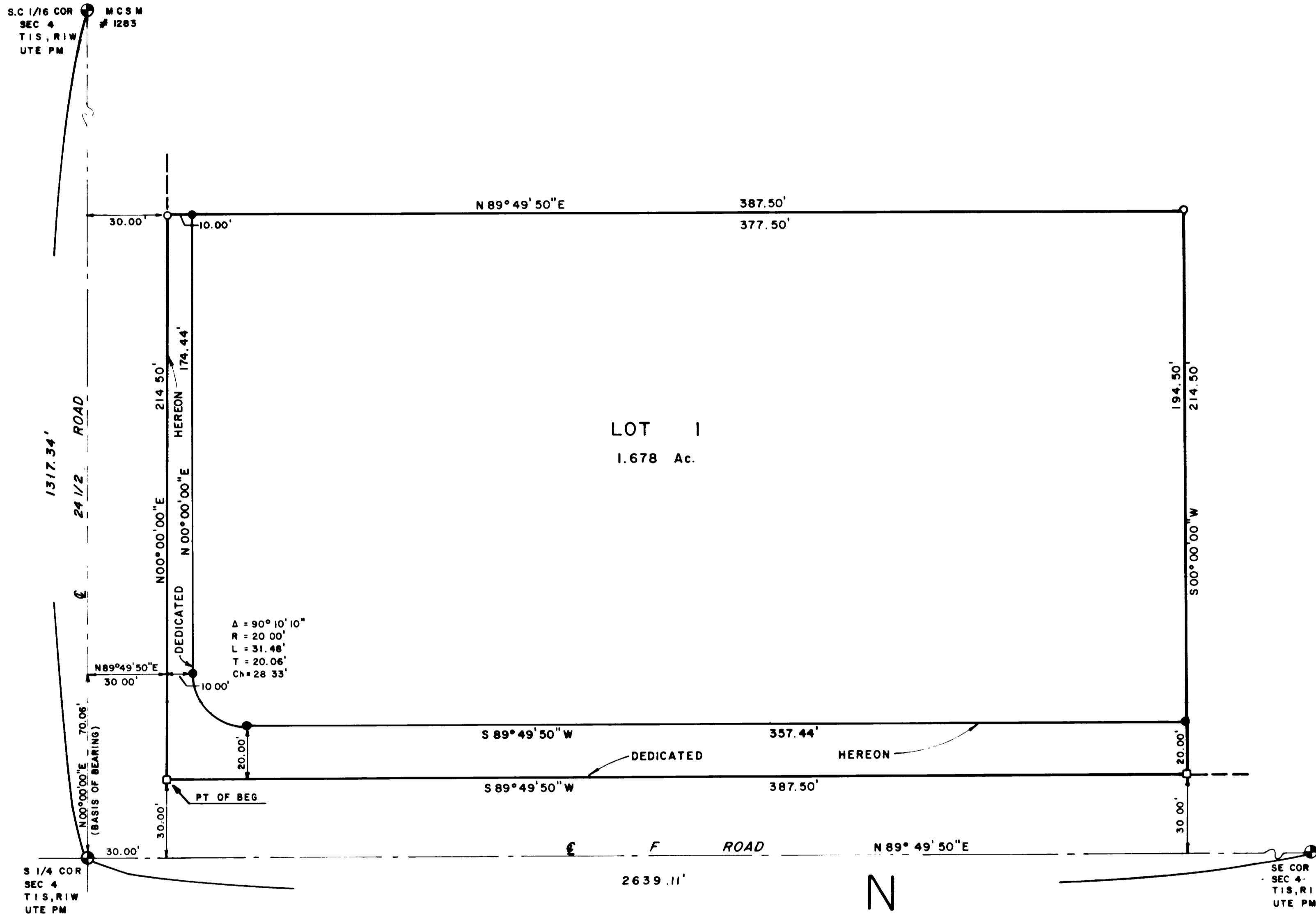
By: Harold M. Huskey  
Deputy

I, James H. Luke, do hereby certify that the accompanying plat of WESTERN FEDERAL SAVINGS SUBDIVISION, a subdivision of a part 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 H. Luke  
James H. Luke - L.S. 14115

REVISED: 7-30-81

**WESTERN FEDERAL SAVINGS SUBDIVISION**  
**ARMSTRONG ENGINEERS and ASSOC., INC.**  
861 ROOD AVENUE - GRAND JUNCTION, COLORADO 81501 (303) 245-3861



### LEGEND

- Mesa County Brass Cap
- Found Pin With Cap - Musgrove L.S. 10386
- Set Pin With Cap - Luke L.S. 14115, In Concrete
- Found Pin With Cap - Lizer L.S. 14113

SCALE 1" = 30'

