

# SIXBEY SUBDIVISION

A PART OF THE NW 1/4 NE 1/4 SECTION 25, T.1S., R.1W., UTE MERIDIAN

KNOW ALL MEN BY THESE PRESENTS:  
 That the undersigned Merritt Sixbey is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in a part of NW 1/4 of the NE 1/4 Section 25 T. 1 S., R. 1 W. of the Ute Meridian, as shown on the accompanying plat thereof said tract being more particularly described as follows:  
 Beginning at the Northwest corner of the East 6 acres of the West 25 5 acres of the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West, of the Ute Meridian, Said point being 643.5 feet East of the North 1/4 corner of Section 25, Thence East 198.0 feet, Thence South 130.0 feet, Thence West 198.0 feet, Thence North 130.0 feet to the Point Of Beginning.  
 That the said owner has caused the real property to be laid out surveyed as SIXBEY SUBDIVISION a subdivision of a part of the County of Mesa, City of Grand Junction.  
 That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains, and gas pipe lines.  
 That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.  
 IN WITNESS WHEREOF, said owner Merritt Sixbey has caused his name to be hereunto subscribed this 27 day of July, A D 1981

*Merritt Sixbey*  
 Merritt Sixbey

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 27 day of July, A.D. 1981, by Merritt Sixbey  
 My commission expires 6-11-83  
 Witness my hand and official seal

*Beth Dismant*  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE  
 STATE OF COLORADO )  
 ) ss. 1274722  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M. July 17, A.D. 1981, and is duly recorded in plat book 13, page 151

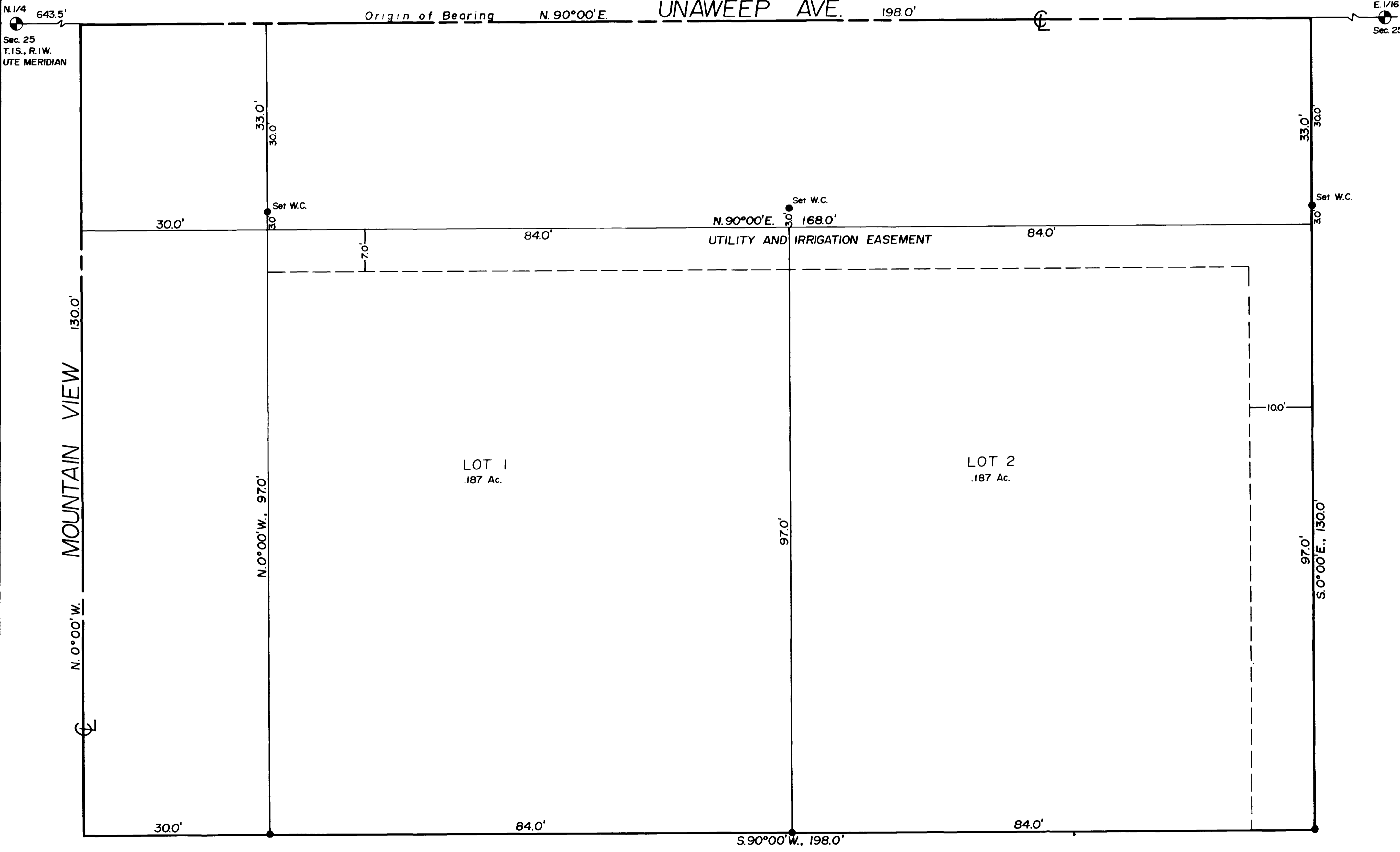
*George M. Hunsicker*  
 Clerk and Recorder  
 By: *George M. Hunsicker*  
 Deputy

CITY APPROVAL  
 This plat of Sixby Subdivision Filing No. One, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 1st day of August, A.D. 1981, By

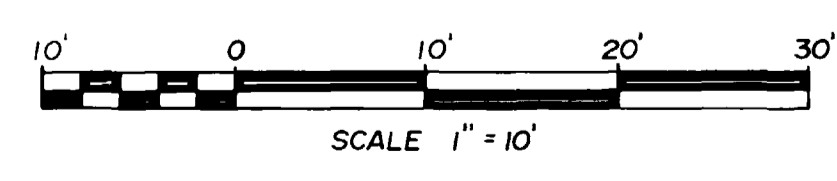
*James E. Beach* President of Council  
*James E. W. Jenkins* Grand Jct. City Mgr.  
*Mark E. Hunt* Director of Development  
*James S. Quinby* Grand Jct. City Planning Commission, Chairman  
*Ronald P. Rich* Grand Jct. City Engineer

SURVEYOR'S CERTIFICATE  
 I, Merritt P. Dismant, do hereby certify that the accompanying plat of SIXBEY SUBDIVISION a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.  
*Merritt P. Dismant*  
 Merritt P. Dismant  
 Registered Land Surveyor  
 Colo. Reg. No. 10097

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1963, 136-2-2 as amended.



LEGEND  
 ● MESA COUNTY BRASS CAP  
 ● SET No. 6 REBAR W/CAP L.S. 10097



SIXBEY SUBDIVISION  
 A PART OF THE NW 1/4 NE 1/4 SECTION 25,  
 T.1S., R.1W., UTE MERIDIAN, MESA COUNTY COLORADO.