

VALLEY VIEW MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, JERRY J. SWISHER, BARBARA J. SWISHER, CHARLES E. SWISHER AND MINNIE LEE SWISHER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, STATE OF COLORADO, AND BEING THAT PART OF LOT 5 SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, IN MESA COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS: BEGINNING 30' FEET NORTH AND 152' FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24 T1S R1W U.M.; THENCE NORTH 264.00 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 264.00 FEET; THENCE EAST 168.00 FEET; THENCE NORTH 785.88 FEET TO THE SOUTH BANK OF THE COLORADO RIVER; THENCE S70°34'45"W 487.75 FEET ALONG THE SOUTH BANK OF THE COLORADO RIVER TO THE WEST LINE OF LOT 5 SECTION 24; THENCE SOUTH 1151.70 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR "C" ROAD; THENCE EAST 152.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE FOR "C" ROAD, (BEING 30' FT. NORTH OF THE SOUTH LINE OF SECTION 24 T1S R1W U.M.) TO THE POINT OF BEGINNING: EXCEPT FROM THE ABOVE DESCRIBED TRACT, THE RIGHT OF WAY OF THE ORCHARD MESA IRRIGATION COMPANY, AND EXCEPT THE TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, RUNNING THENCE EAST 76 FEET, THENCE NORTH 130 FEET, THENCE WEST 76 FEET, THENCE SOUTH TO THE POINT OF BEGINNING, NOW BEING IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF:

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS VALLEY VIEW MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION:

THAT THE SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROAD AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DO HEREBY DEDICATE 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 AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES AND TELEPHONE LINES. TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH. WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELLING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER... NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF, SAID JERRY J. SWISHER, BARBARA J. SWISHER, CHARLES E. SWISHER AND MINNIE LEE SWISHER HAVE CAUSED THEIR NAMES TO BE HEREAFTER SUBSCRIBED THIS 18th DAY OF August, A.D., 1982.

BY Jerry J. Swisher JERRY J. SWISHER
 BY Barbara J. Swisher BARBARA J. SWISHER
 BY Charles E. Swisher CHARLES E. SWISHER
 BY Minnie Lee Swisher MINNIE LEE SWISHER

STATE OF COLORADO } S.S.
 COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, A.D., 1982, BY JERRY J. SWISHER, BARBARA J. SWISHER, CHARLES E. SWISHER AND MINNIE LEE SWISHER.

MY COMMISSION EXPIRES Feb. 6, 1987.

WITNESS MY HAND AND OFFICIAL SEAL. James A. Brown
 NOTARY PUBLIC
 550 Palmer St. Delta, Colo. 81416

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } S.S.
 COUNTY OF MESA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:18 O'CLOCK A.M., NOV. 02, A.D., 1982, AND IS DULY RECORDED IN PLAT BOOK NO. 13, PAGE 228, Sub X-51

Earl Sawyer CLERK AND RECORDER
 BY Annie Wilson DEPUTY
 FEES \$ 10.00

CITY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 19th DAY OF January, A.D., 1982, CITY PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION, COLORADO.

BY Walter Tucker
 CHAIRMAN

CITY APPROVAL

THIS PLAT OF VALLEY VIEW MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO, WAS APPROVED THIS 19th DAY OF January, A.D., 1982.

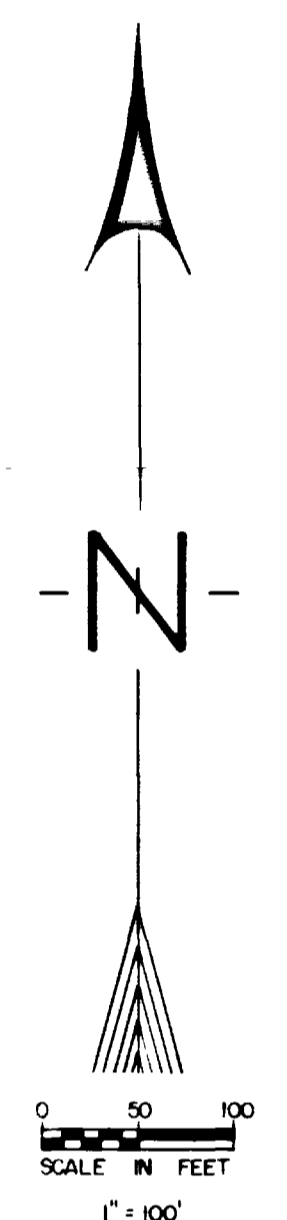
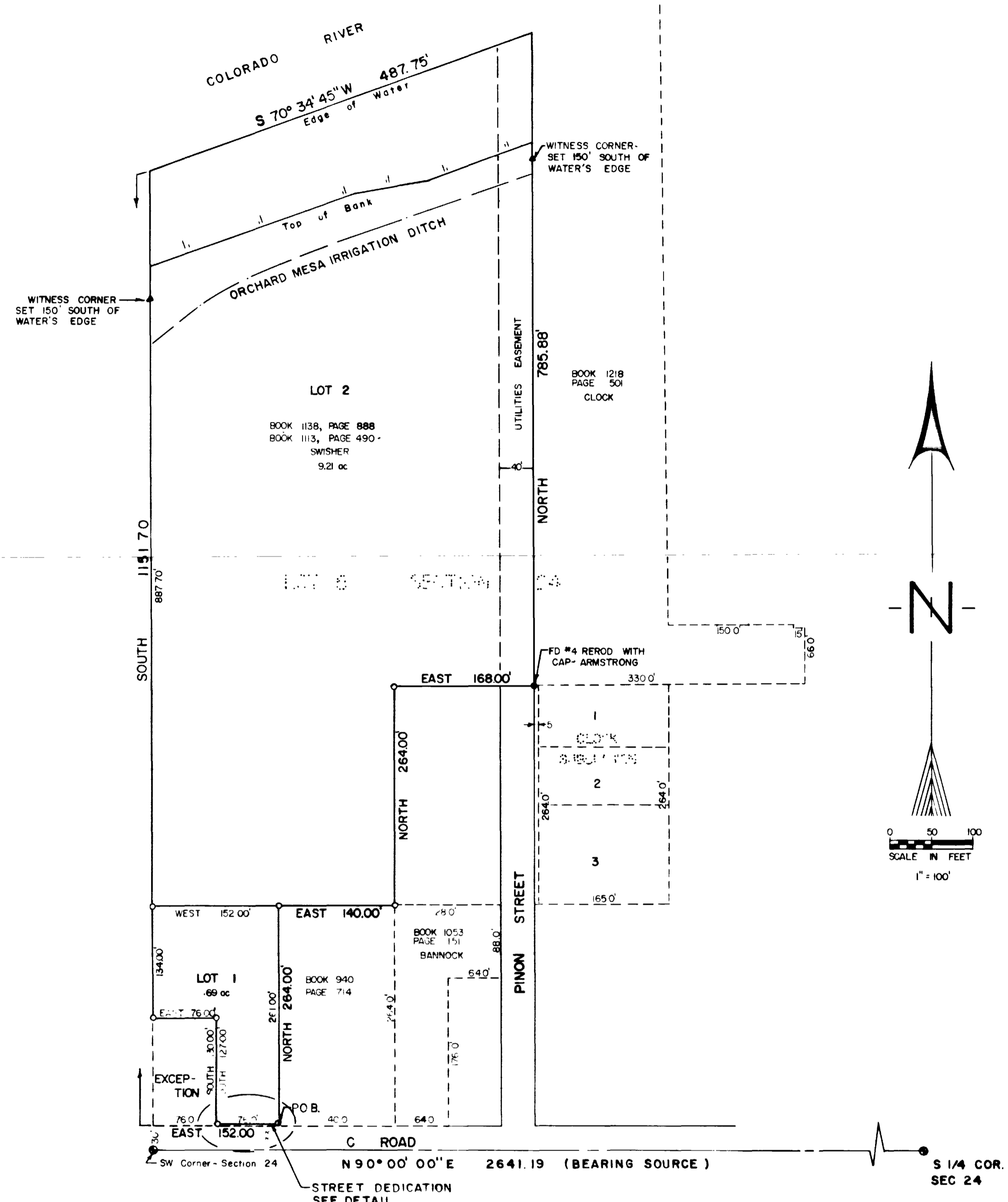
BY James E. Morris CITY MANAGER
 BY Clifford M. Sand PRESIDENT OF COUNCIL
 BY Jack V. Weber DIRECTOR OF DEVELOPMENT
 BY Kenneth A. Reedy GRAND JUNCTION CITY ENGINEER

SURVEYOR'S CERTIFICATE

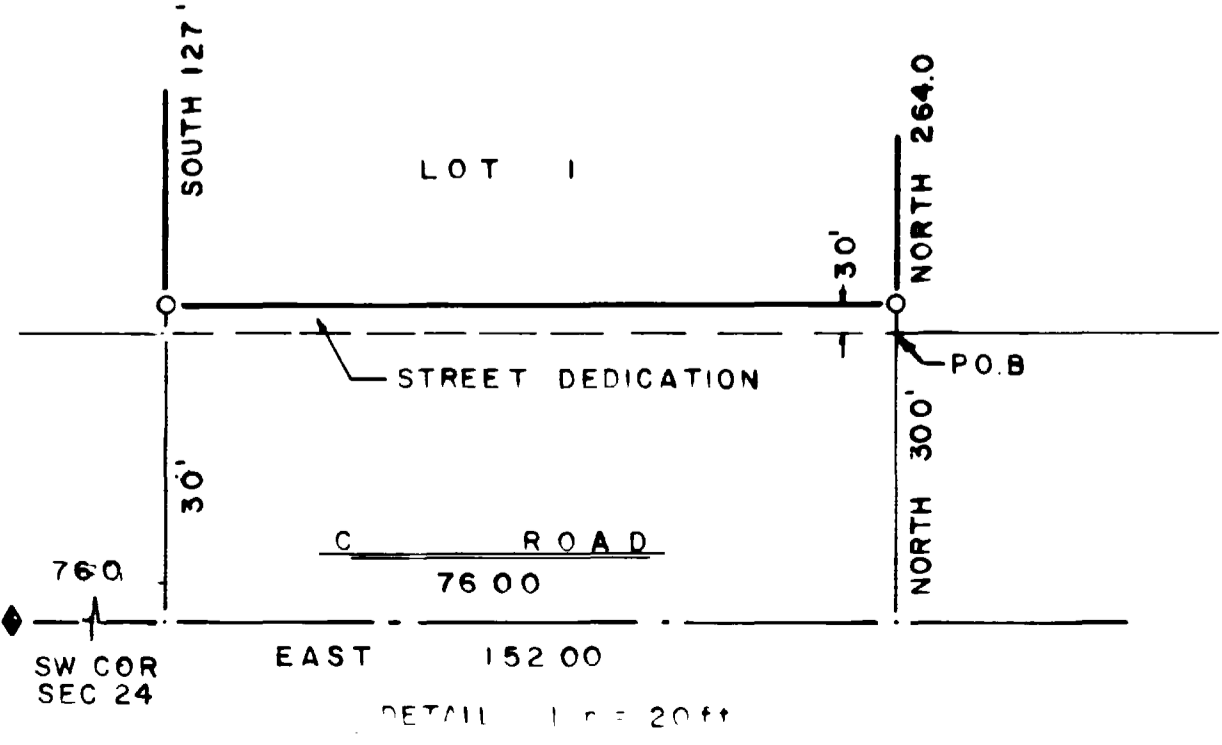
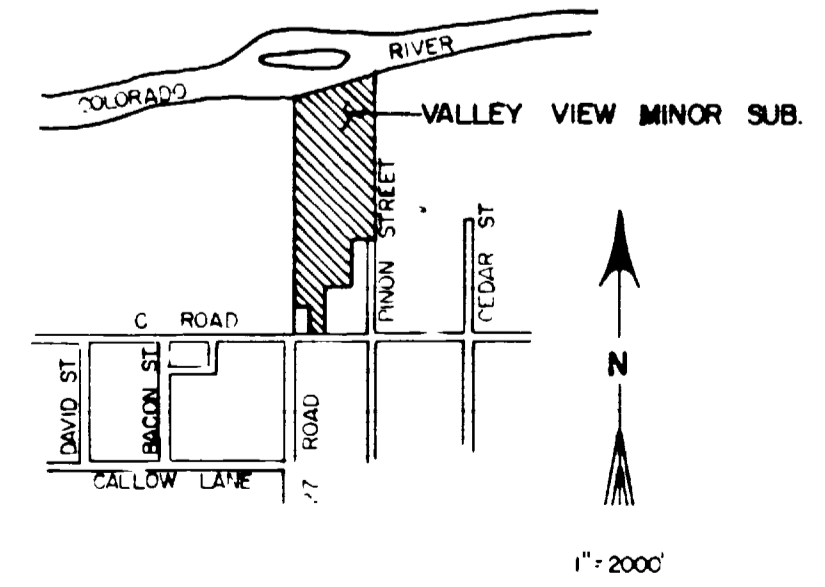
I, MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF VALLEY VIEW MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

BY Max E. Morris
 MAX E. MORRIS L.S. 16413

16413



- LEGEND**
- SET #4 RE-ROD, IN CONCRETE
 - FOUND #4 RE-ROD, WITH CAP - ARMSTRONG
 - FOUND M.C.B.C.
 - ▲ WITNESS CORNER, SET IN CONCRETE



VALLEY VIEW MINOR SUBDIVISION		
FINAL PLAT		
For: JERRY & BARBARA SWISHER		Surveyed by: M.E.M., D.K.B.
Scale: 1" = 100'		Drawn by: L.S.
O.E.D. SURVEYING SYSTEMS P.O. Box 186 Palisade, Colo. 81449		Approved by: M.E.M.
		Sheet no. 1 of 1