

# McADAMS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned James M. McAdams, the owner of the real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being located in the east half of the west half of the northeast quarter of the northwest quarter of Section 25, Township 1 South, Range 1 West of the 6th Meridian as shown on the accompanying plat, and being more particularly described as follows:

Beginning 680.00 feet South and 10.00 feet East of the Northwest corner of 1/2, 1/2, 1/4, NW 1/4 of Section 25, Township 1 South, Range 1 West, D.M., thence South 40.00 feet, then East 120.00 feet, then North 170.00 feet, thence West 170.00 feet, then South 65.00 feet, thence West 150.00 feet, thence South 65.00 feet to the point of beginning.

The area of the parcel, as described, is 1.025 acres. The basis of bearings is assumed N89°52'00"W along the north line of the Northwest 1/4 of Section 25.

That said owner has caused the said real property to be laid out and surveyed as McAdams Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat for the use of the public forever, and hereby dedicates 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 right shall be utilized in a reasonable and prudent manner.

*James M. McAdams*  
James M. McAdams

IN WITNESS WHEREOF said owner, James M. McAdams, has caused his name to be hereunto subscribed this 1st day of April, A.D., 1983.

State of Colorado )  
County of Mesa ) ss

The foregoing instrument was acknowledged before me this 1st day of April, A.D., 1983 by James M. McAdams.

My commission expires: December 6, 1986

Witness my hand and official seal. *Priscilla A. Haggren*  
Notary Public  
(Address)

### CITY APPROVAL

This plat of McAdams Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 18th day of May, A.D., 1983.

*James E. Warrick* *Paul Jensen*  
City Manager President of Council  
*Robert Jensen*  
Chairman, Grand Jct. Planning Commission

*Kurt M. Johnson* *James D. Newton*  
Director of Development Grand Junction City Engineer

### CLERK AND RECORDERS CERTIFICATE

State of Colorado )  
County of Mesa ) ss

I hereby certify that this instrument was filed in my office at 9:41 o'clock A.M., this 4th day of JANUARY, A.D., 1983 and is duly recorded in Plat Book 13, Page 732

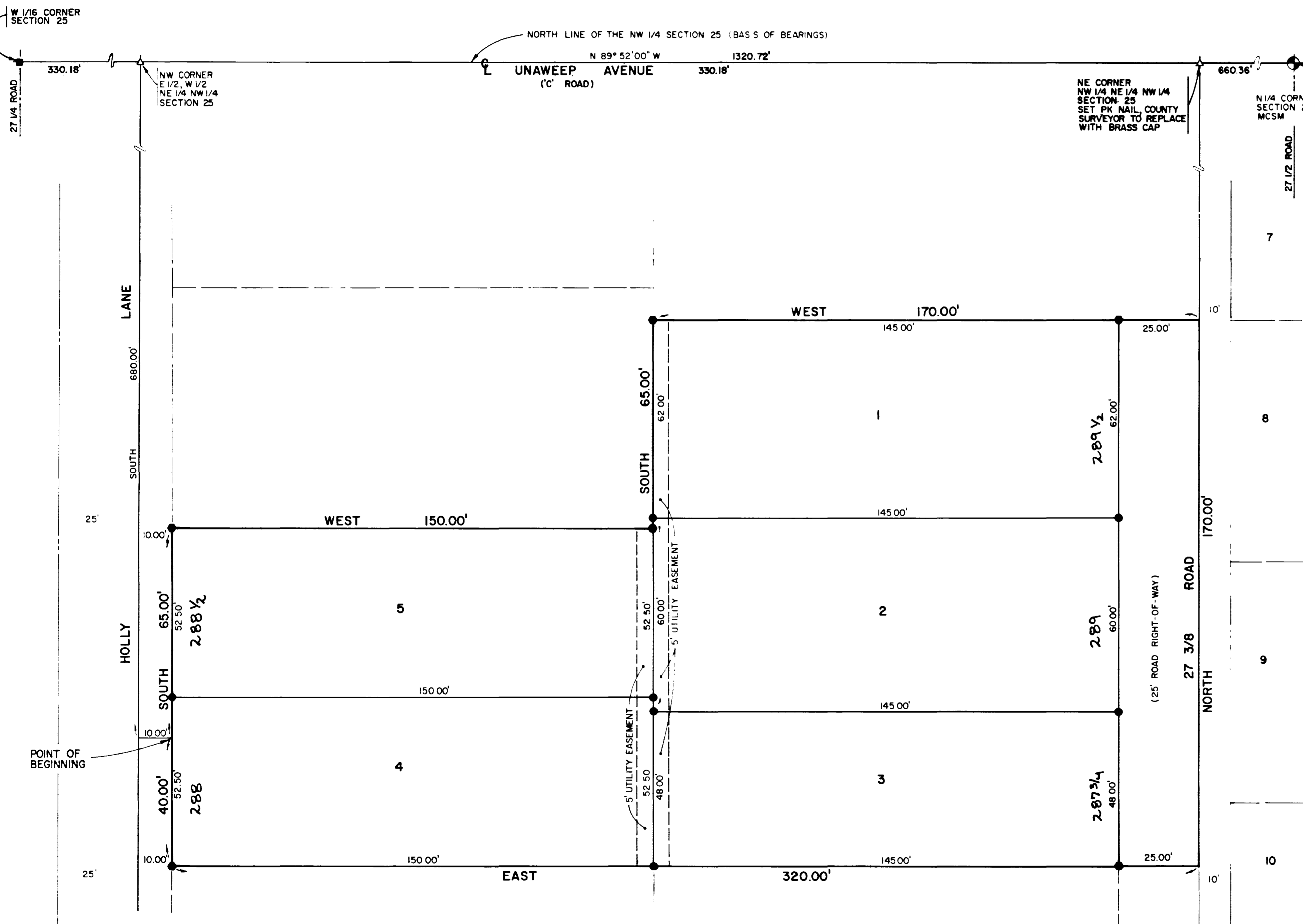
*Carol Sawyer* *Jinda Palmer* Fees: 10.00  
Clerk and Recorder Deputy  
File # X-55

### SURVEYOR'S CERTIFICATE

I, Kenneth L. Glenn, certify that this plat represents a survey made under my supervision and that it represents an accurate description of the location of the improvements shown and the survey monuments which were found or set. This plat locates the easements shown and does not determine the existence or locate any other rights-of-way or any easements that are not recorded or apparent. The boundaries shown on this plat have been located with respect to the survey monuments shown and the plats or deed to which reference is indicated, and does not purport to represent lines of ownership established by occupation, adverse possession, acquiescence, or agreements of un-recorded instruments.

*Kenneth L. Glenn* 4-1-83  
Kenneth L. Glenn, Colorado LS 12770 Date

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



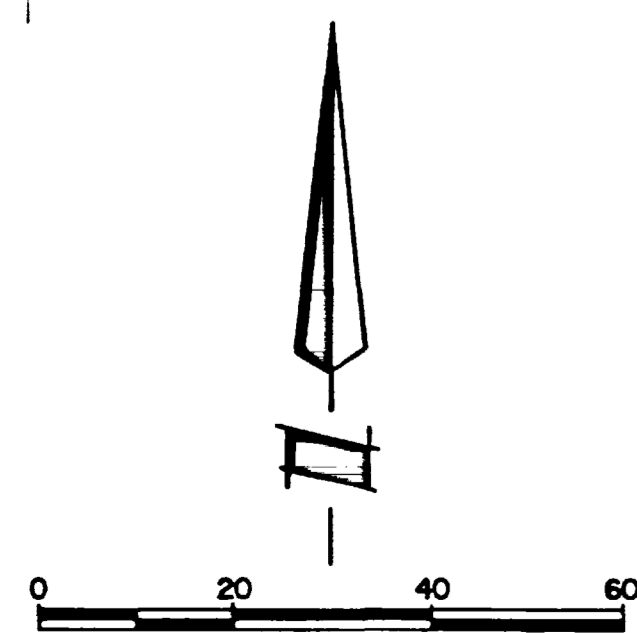
### LEGEND

- Mesa County Brass Cap
- 5/8" Rebar W/Aluminum Cap Marked "L.S. No. 12770" Set in Concrete
- 5/8" Rebar W/Aluminum Cap Marked "L.S. No. 12770" at All Lot Corners
- ▲ SET PK NAIL
- FOUND REBAR IN ACCORDANCE WITH MESA COUNTY MONUMENT RECORD POSITION TIES

### AREA QUANTITIES

Area in Lots	0.927 Ac. or	90.44%
Area in Road	0.098 Ac. or	9.56%
Total Area	1.025 Ac. or	100.00%

Total No Lots = 5



### McADAMS SUBDIVISION

BECK, SHRUM and ASSOCIATES, INC.  
PUFFERBELLY EAST, 215 PITKIN, SUITE 203  
GRAND JUNCTION, COLORADO 81501  
(303) 243-1227  
engineers planners