

LOT 3 CLOCK SUBDIVISION

# GRIESER MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, JOHN B. SNYDER AND FERN L. SNYDER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, STATE OF COLORADO, AND BEING THAT PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN, IN THE COUNTY OF MESA, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN; THENCE NORTH 30 FEET; THENCE EAST 460 FEET TO THE POINT OF BEGINNING; THENCE NORTH 264 FEET; THENCE EAST 165 FEET; THENCE SOUTH 264 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GRIESER 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 JOHN B. SNYDER AND FERN L. SNYDER, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 2nd DAY OF June, A.D., 1983.

BY John B. Snyder JOHN B. SNYDER BY Fern L. Snyder FERN L. SNYDER

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June, A.D., 1983, BY JOHN B. SNYDER AND FERN L. SNYDER.

MY COMMISSION EXPIRES 6/28/86  
WITNESS MY HAND AND OFFICIAL SEAL [Signature] NOTARY PUBLIC

## CLERK AND RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:15 O'CLOCK A.M., June, A.D., 1983, AND IS DULY RECORDED IN PLAT BOOK NO. 1111, PAGE 111.

CLERK AND RECORDER BY [Signature] DEPUTY FEES \$ 10.00

## CITY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 22nd DAY OF June, A.D., 1983. CITY PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION, COLORADO.

BY [Signature] CHAIRMAN

## CITY APPROVAL

THIS PLAT OF GRIESER MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO, WAS APPROVED THIS 22nd DAY OF June, A.D., 1983.

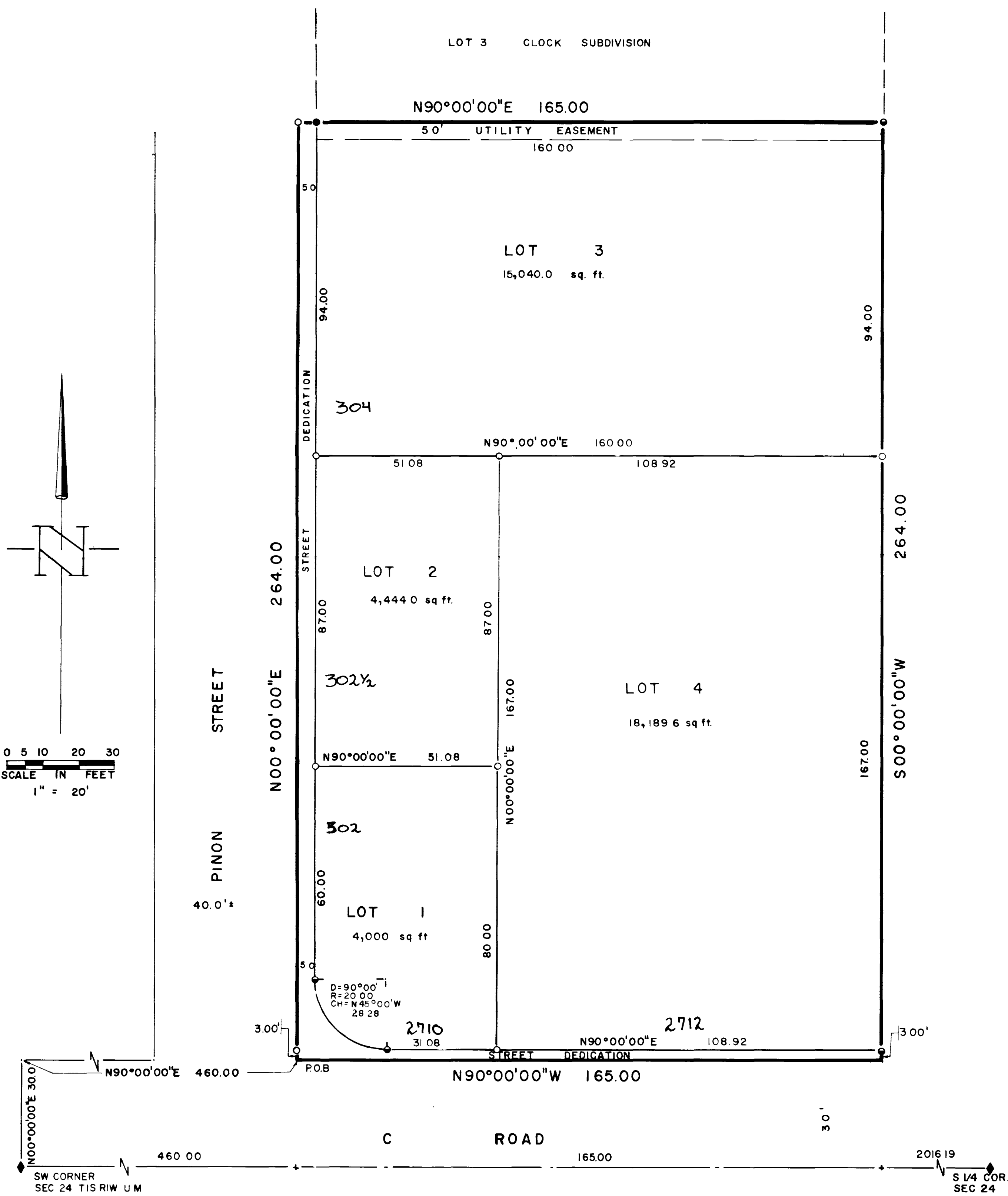
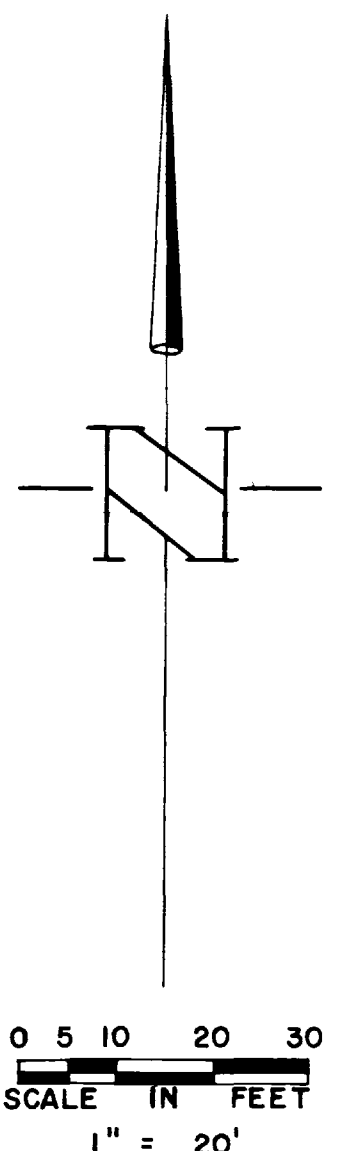
BY [Signature] CITY MANAGER BY [Signature] PRESIDENT OF COUNCIL BY [Signature] DIRECTOR OF DEVELOPMENT

BY [Signature] GRAND JUNCTION CITY ENGINEER

## SURVEYOR'S CERTIFICATE

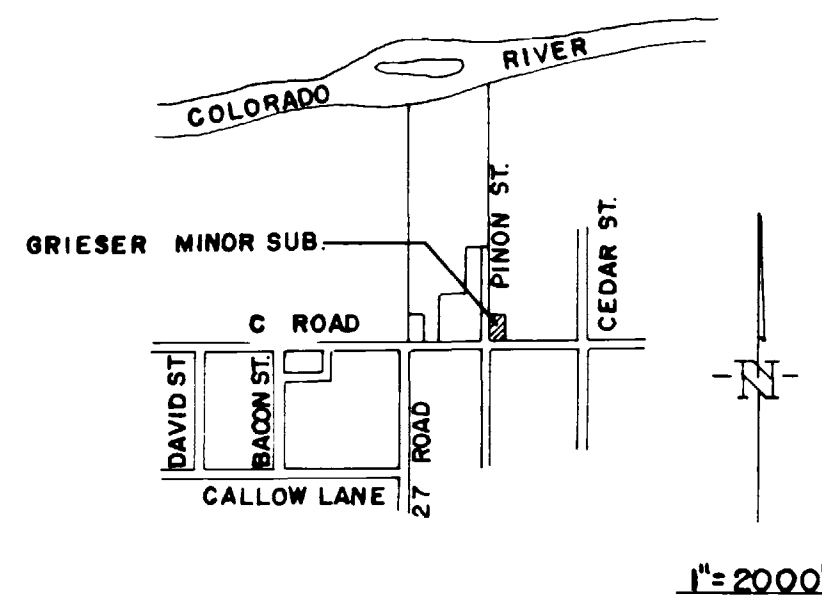
I, MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRIESER MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

BY [Signature] MAX E. MORRIS LS 16413

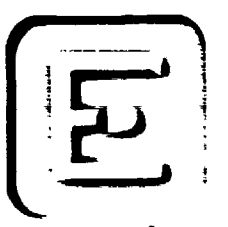


N90°00'00"E 2641.19 (BASIS OF BEARING)

- ◆ FOUND MESA COUNTY BRASS CAP
- ◆ SET NO 5 X 2.0 FT RE-ROD W/PLASTIC CAP IN CONC
- FOUND SURVEY MONUMENTS SET BY OTHERS
- SURVEY ORIENTED WITH FOUND MONUMENTS
- SET NO 5 X 2.0 FT RE-ROD W/CAP



11/28/83  
REVISED 6/21/83

GRIESER MINOR SUBDIVISION		
FINAL PLAT		
For <b>LOREN GRIESER</b>		Surveyed by <b>DKB, BJ</b>
Scale 1" = 20'		Drawn by <b>MEM, KK</b>
Date 2-28-83		Approved by <b>MEM</b>
		Sheet no. <b>1 OF 1</b>
		File <b>3054</b>