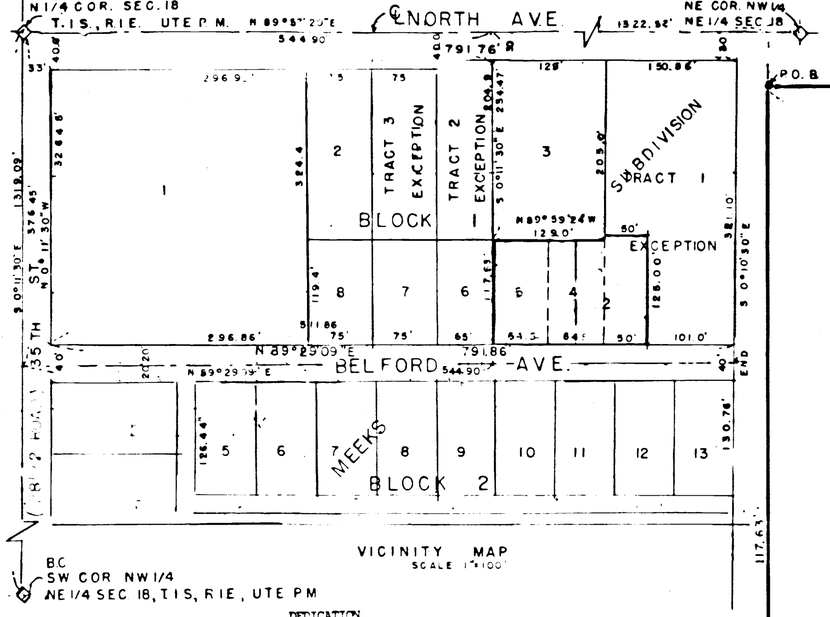
WI AND HA SUBDIVISION, A RE-PLAT OF LOTS 4 & 5 OF MEEKS SUBDIVISION

FINAL PLAT

SECTION 18 TWP 1 S RANGE 1 E UTE MERIDIAN



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, WALTER R. WILKIE & SUSAN HAMMER, WHO ARE THE OWNERS OF THE REAL PROPERTY SITUATED IN THE LOTS 4 & 5 AND PART OF TRACT 1 OF MEEKS SUBDIVISION IN CITY OF GRAND JUNCTION, COLO. AS DESCRIBED IN MESA COUNTY CLERK'S RECORD BOOK 1841 PAGE 26, BOOK 1856, PAGE 422, BOOK 1841, PAGE 27, AND BOOK 1708, PAGE 527 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the N¼ Cor. of Section 18 T. 1 S., R. 1 E., Ute P.M., thence N 89°57' 20" E along the North line of NE¼ of said Section 18 544.90 feet, thence S 0°11'30" E 234.47 feet to the True Point of Beginning, said point being the NE corner of Lot 6 at Meeks Subdivision, thence S 0°11'30" E along the East line of said Lot 6 117.63 feet to the North Right of Way of Belford Avenue, City of Grand Junction, thence N 89° 29' 09" E along said North Right of Way 179.00 feet, thence N 0°11'30" W 125.00 feet, thence S 89°29'09" W 50.00 feet, thence S 0°11'53" E 8.63 feet to the NE corner of the original Lot 4 of said Meeks Subdivision, thence N 89°57'24" W along the North line of the original Lots 4 and 5 129.00 feet to the Point of Beginning.

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

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use & for the use of the public forever; and also dedicate to the City of Grand Junction, for the use & for the use of the public forever portions of said real property which are labeled as public easements or for such purposes as are described, for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and television lines. Such easements within the right of way dedicated herein shall be subject to the general terms and conditions and purpose for installation and maintenance of said lines, and shall prohibit anything that will prevent access to the use and benefit of the owners of the lines, persons platted. Such easements and rights shall be utilized in a reasonable and orderly manner. The areas shown as drainage and utilities easements are dedicated to the City of Grand Junction for the benefit of the owners of the property platted as well as for the general use. Ingress and egress for the use and benefit of the general public is granted over the private streets, alleys, fire, police, emergency vehicles, and the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D. 19__.

_____ _____
Walter R. Wilkie Susan Hammer

STATE OF COLORADO)
)SS,
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 1992.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF MESA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:32 O'CLOCK M., THIS 16th DAY OF November A.D. 1992.

Book 14 Page 79 Drawer Z-70 Recept: 1620671 FEES

CITY MANAGER CERTIFICATE

APPROVED THIS 5th DAY OF November A.D. 1992 BY THE CITY OF GRAND JUNCTION, COLORADO.

D. Wilkelchen
CITY MANAGER

CITY ENGINEER CERTIFICATE

APPROVED THIS 3rd DAY OF November A.D. 1992 BY THE CITY ENGINEER OF GRAND JUNCTION, COLORADO.

Jerry Don Newton
CITY ENGINEER

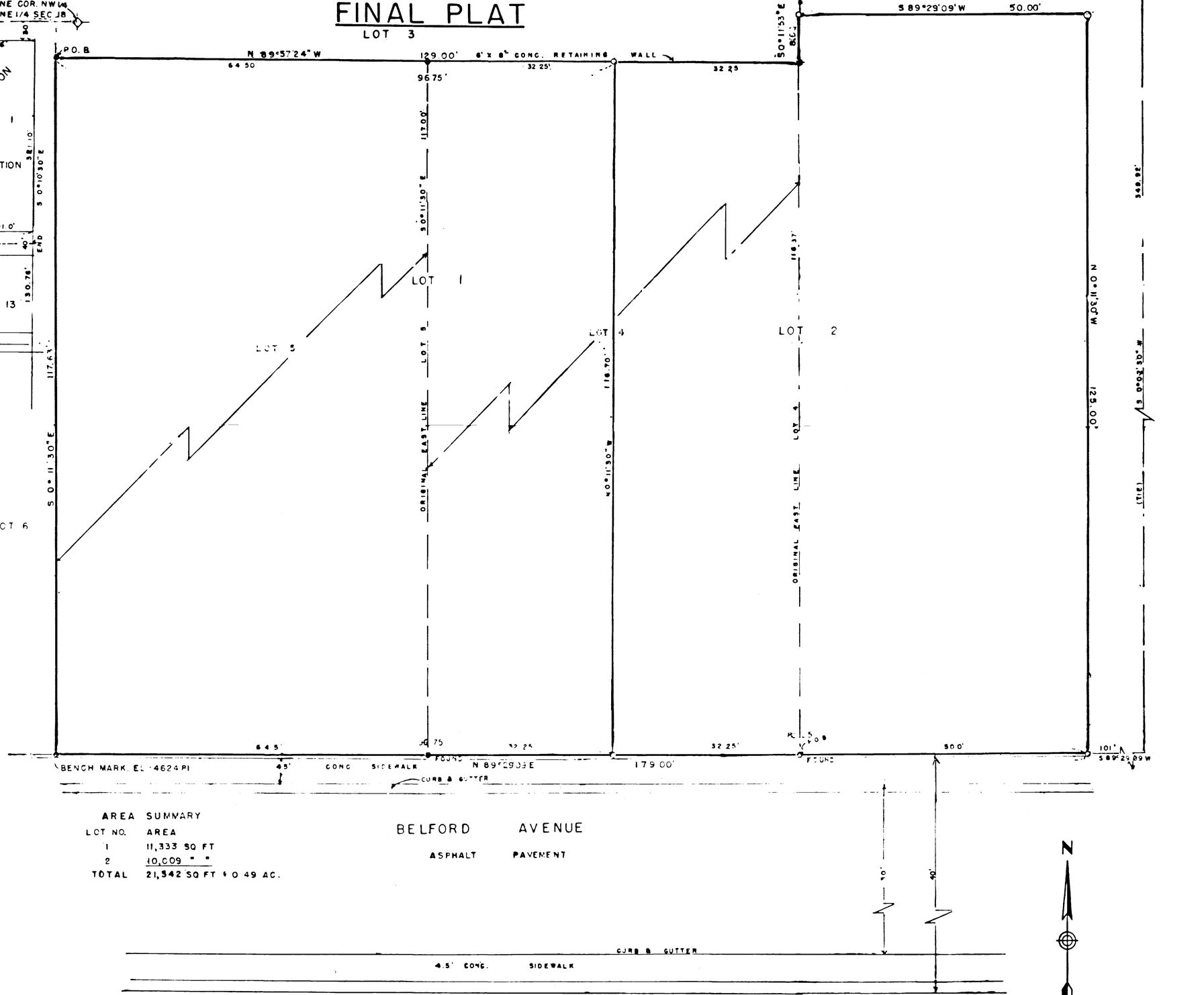
GRAND JUNCTION CITY COUNCIL

APPROVED THIS 5th DAY OF November A.D. 1992 BY THE GRAND JUNCTION CITY COUNCIL, GRAND JUNCTION COLORORADO.

[illegible]
PRESIDENT

NOTICE

According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you 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 certification shown hereon.



AREA SUMMARY

LOT NO.	AREA
1	11,333 SQ FT
2	10,009 " "
TOTAL	21,342 SQ FT ± 0.49 AC.

GRAND JUNCTION CITY PLANNING COMMISSION

APPROVED THIS 2nd DAY OF June A.D. 1992 BY THE GRAND JUNCTION CITY PLANNING COMMISSION, GRAND JUNCTION, COLORADO.

(Ron Halsey)
CHAIRMAN

CITY COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

APPROVED THIS 3RD DAY OF NOV. A.D. 1992 BY THE CITY COMMUNITY DEVELOPMENT FOR THE CITY OF GRAND JUNCTION, COLORADO.

Larry R. Timm
DIRECTOR

LEGEND

- MCSM SURVEY LAND MONUMENT BRASS CAP
- 5/8" x 20" REBAR WITH CAP SET
- 5/8" REBAR IN PLACE NO 11221

ALL BEARINGS HEREON BEING RELATIVE TO N 89°57'20"E BETWEEN FOUND SURVEY MONUMENTS ON NORTH LINE NW1/4 NE 1/4 SEC 18

SURVEYOR'S CERTIFICATE

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 27TH DAY OF MARCH, 1992 A.D.

Harold R. Cope
HAROLD R. COPE
REGISTERED LAND SURVEYOR, NO. 11221

COPE SURVEYING COMPANY
1625 North 17th, Grand Jct., CO 81501
242-3716

REGISTERED LAND SURVEYOR 11221 STATE OF COLORADO

ROM. 8-28

FINAL PLAT

WI AND HA SUBDIVISION, A RE-PLAT OF LOTS 4 & 5 OF MEEKS SUBDIVISION

NE1/4 SEC.18 T.1S. R.1E. UTE P.M. BY

COPE SURVEYING COMPANY
1625 17TH STREET
GRAND JUNCTION, COLORADO

BOOK NO. 26	DATE OF SURVEY MAR 25 1992
	PLAT BY HRC MAR 27 92

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