

# KRUSE SUBDIVISION

## STREET DEDICATION

Said owners do hereby dedicate and set apart all streets as shown on the accompanying plat to the public forever.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the Owners of that real property situated in a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 6, Township 1 South, Range 1 East, Ute Meridian, Mesa County, State of Colorado, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 6; Thence North 00° 12' 25" East 1056.00 feet to the True Point of Beginning along the West line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 6, with all bearings contained herein being relative thereto; Thence North 89° 54' 29" West 291.60 feet; Thence North 00° 07' 52" East 264.96 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 6; Thence South 89° 49' 11" East 291.95 feet along said North line to the Northwest Corner (NW Cor.) of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 6; Thence South 00° 12' 25" West 264.51 feet along the West line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 6, to the True Point of Beginning, containing 1.772 Acres more or less.

That the said Owners have caused the said real property to be laid out and surveyed as Kruse Subdivision, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said Owners do hereby dedicate to the use of the public forever those portions of said real property which are labeled as utility and drainage and irrigation easements on the accompanying plat 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, the Owners, Michael J. Kruse and Marilyn R. Kruse have caused their names to be hereunto subscribed this 19th day of January, A.D., 1980.

Michael J. Kruse  
Michael J. Kruse

Marilyn R. Kruse  
Marilyn R. Kruse

STATE OF COLORADO )  
COUNTY OF MESA ) ss The foregoing instrument was acknowledged before me this 20th day of Jan, A.D., 1980 by Michael J. Kruse and Marilyn R. Kruse

My Commission Expires: \_\_\_\_\_

Witness my hand and official seal.

James P. Dwyer  
Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) Rec. #1254215  
COUNTY OF MESA ) ss I hereby certify that this instrument was filed in my office at 1100 o'clock A. M., APR. 20, 1981 A.D., and is duly recorded in plat book 72, page 368  
Earl Sawyer Clerk and Recorder By: Mary Baker Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25th day of November, A.D., 1980, County Planning Commission of the County of Mesa, Colorado.

Lloyd Sommerville  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

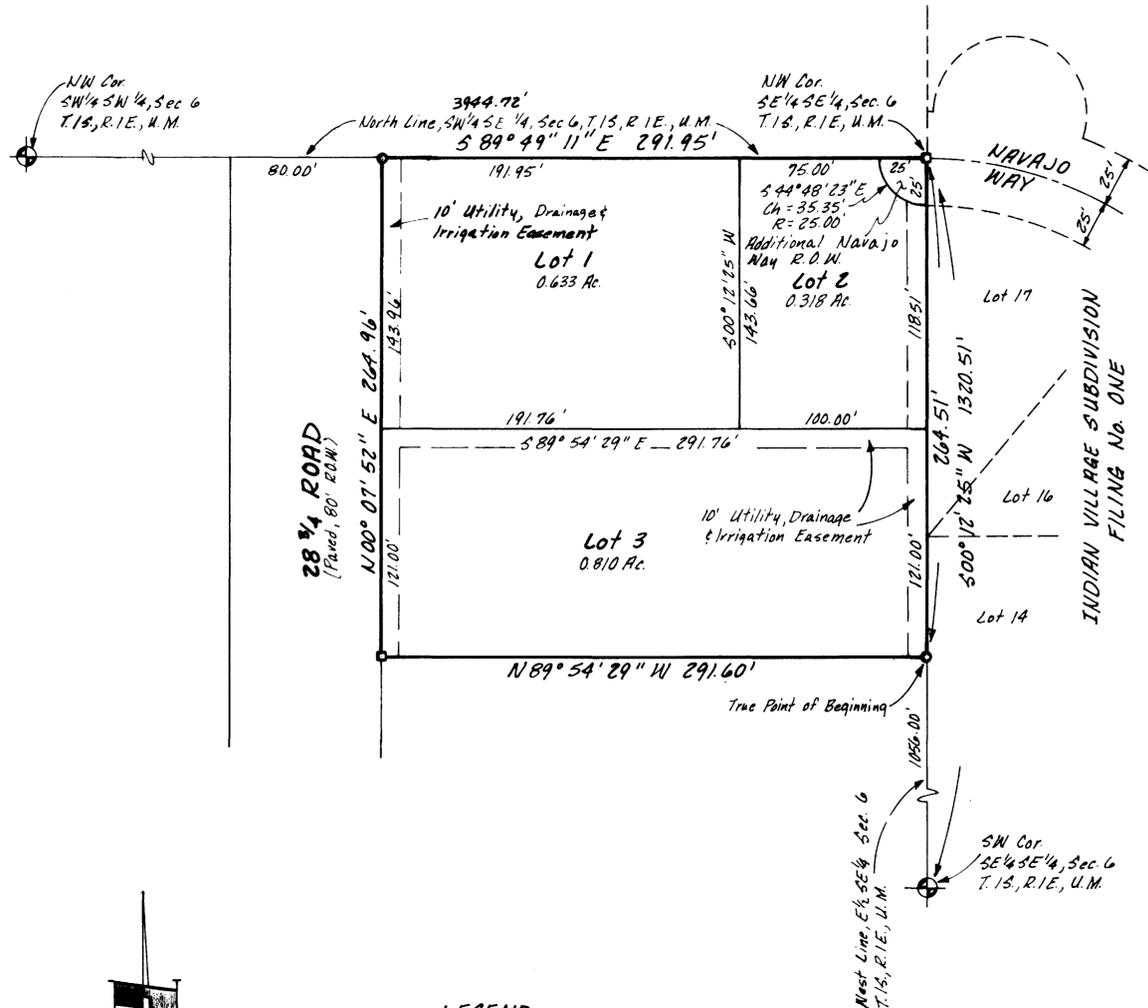
Approved this 25th day of November, A.D., 1980, Board of County Commissioners of the County of Mesa, Colorado.

Mafine Allera  
Chairman

## SURVEYOR'S CERTIFICATE

I, Gordon W. Bruchner, do hereby certify that the accompanying plat of Kruse Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

Gordon W. Bruchner  
Gordon W. Bruchner, Registered Land Surveyor and Professional Engineer  
Colorado Register No. 8873



## LEGEND

- ⊕ Mesa County Brass Cap
- Boundary Pin Found - Previously Set In Concrete Or Set In Concrete By ARIX
- Pins Set In Concrete By ARIX

Total Area = 1.772 Acres

Scale: 1" = 50'

## KRUSE SUBDIVISION

PREPARED BY:

**ARIX** A PROFESSIONAL CORPORATION  
ENGINEER · ARCHITECTS · PLANNERS  
760 HORIZON DRIVE  
GRAND JUNCTION, COLORADO

DECEMBER 1979

75-2-ENG-0139(KRUSE)

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