

DEWEY SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Jane D. Henderson, and the Dewey Family Trust are the owners of that real property located in part of the SE1/4 NE1/4 SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 2005, Page 207.)

Commencing at the Southeast corner of the Northeast Quarter Southwest Quarter (NE1/4 SW1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, whence the Southwest corner of the NE1/4 SW1/4 of Section 7 bears S 90°00'00" W a distance of 1310.41 feet for a basis of bearings, with all bearings contained herein relative thereto; thence N 00°00'10" E a distance of 328.36 feet; thence along the South right of way of Texas Avenue North 89 degrees 56 minutes 28 seconds West (N 89°56'28" W), a distance of 196.50 feet to the TRUE POINT OF BEGINNING; thence South 00 degrees 00 minutes 08 seconds East (S 00°00'08" E), a distance of 128.56 feet to the North line of Nisley Subdivision; thence along said North line North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 1.51 feet to the Northwest corner of Nisley Subdivision; thence South 00 degrees 00 minutes 10 seconds West (S 00°00'10" W), a distance of 26.00 feet along the West line of Nisley Subdivision; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 128.58 feet; thence North 00 degrees 09 minutes 32 seconds West (N 00°09'32" W), a distance of 154.70 feet along the East line of Tula Subdivision to a point on the South right of way of Texas Avenue; thence South 89 degrees 56 minutes 28 seconds East (S 89°56'28" E), a distance of 130.52 feet to the TRUE POINT OF BEGINNING. Said parcel containing .462 acres as described.

That said owners have caused the real property to be laid out and platted as DEWEY SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of DEWEY SUBDIVISION as follows:

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, Jane D. Henderson and The Dewey Family Trust, have caused their names to be hereunto subscribed this 12th day of September, A.D. 1994.

James D. Henderson
By: Jane D. Henderson

William A. Dewey
By: Dewey Family Trust
William A. Dewey, Trustee

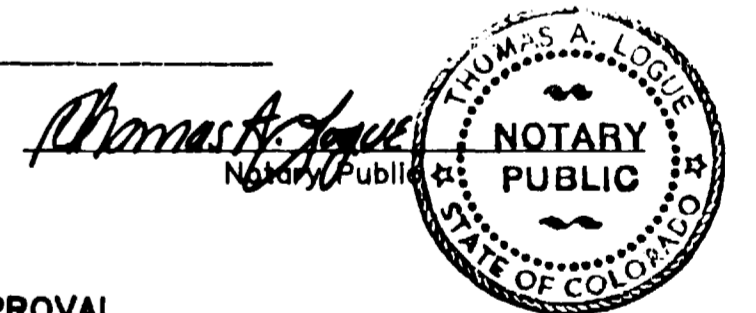
Gail M. Dewey
By: Dewey Family Trust
Gail M. Dewey, Trustee

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Jane D. Henderson and The Dewey Family Trust, William A. Dewey and Gail M. Dewey, Trustees this 12th day of September, A.D., 1994.

Witness my hand and official seal:

My Commission Expires 11/26/97



CITY OF GRAND JUNCTION APPROVAL

This plat of DEWEY SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 5th day of October, A.D., 1994.

Mike Thompson
Acting City Manager

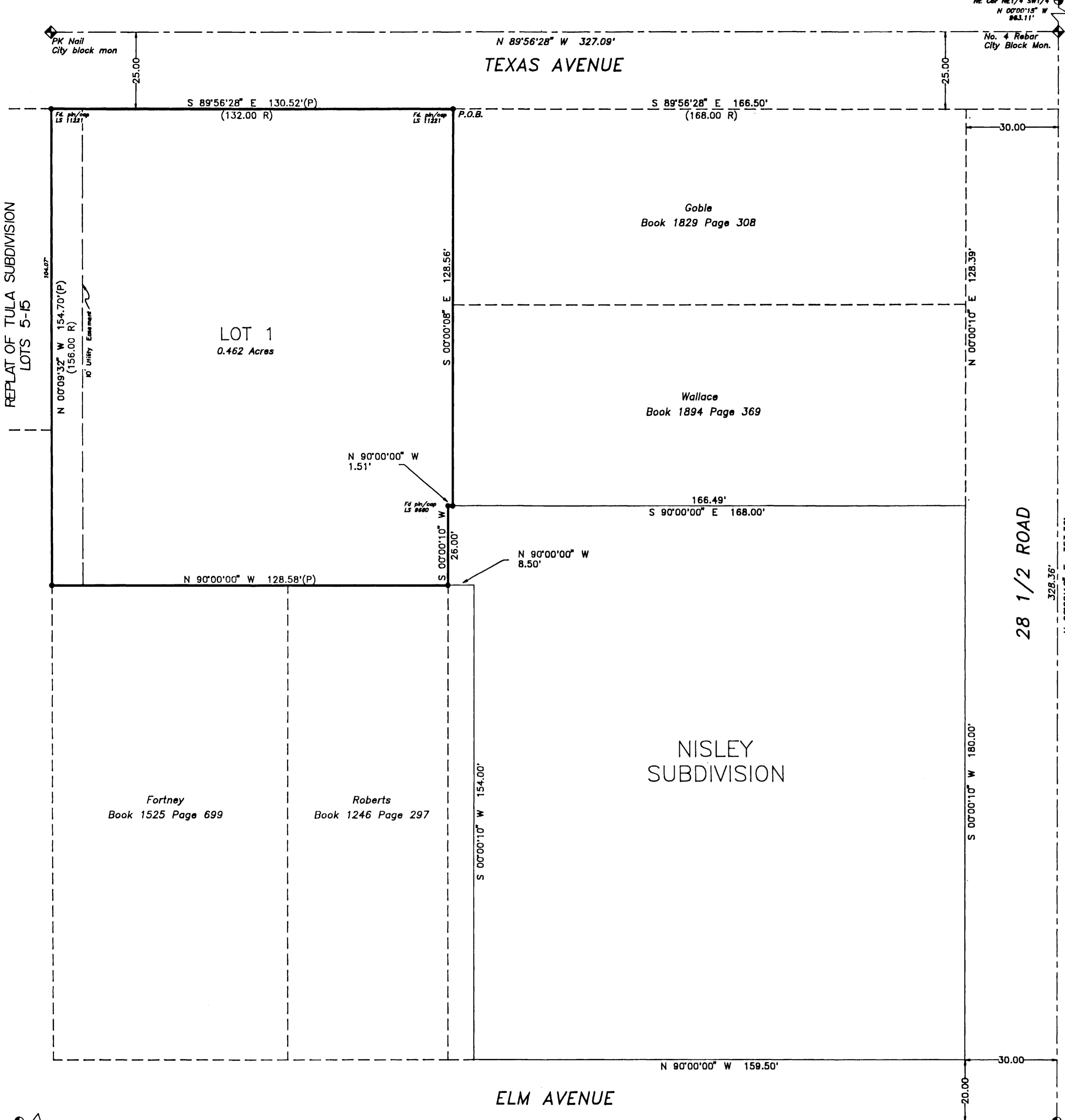
RT Mantle
President of City Council

LEGEND

- ⊕ MESA COUNTY OR BLM SURVEY MARKER
- CALCULATED POSITION (NOT SET)
- SET No. 5 REBAR AND 1 1/2" ALUM CAP IN CONCRETE L.S. 16835
- (R) RECORD MEASUREMENT
- (P) PROPORTIONAL MEASUREMENT
- ◆ CITY BLOCK MONUMENT

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE 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 CERTIFICATION SHOWN HEREIN.

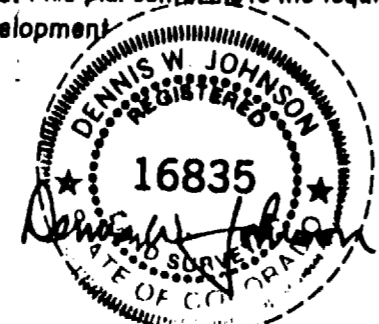
DEWEY SUBDIVISION	
LOCATED IN NE1/4 SW1/4 SECTION 7 T.1S., R.1E., UTE MERIDIAN MESA COUNTY, COLORADO	
Professional Surveying Services P.O. Box 4506 - Grand Jct., CO	
JOB NO. 94015	SHEET 1 OF 1



SURVEYOR'S CERTIFICATION

I hereby certify that the accompanying plat of DEWEY SUBDIVISION, located in the City of Grand Junction, and State of Colorado, has been completed under my direction and supervision, and accurately represents a field survey of the same, and has been completed according to the standards of practice, and the applicable laws of The State of Colorado. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code.

DENNIS W. JOHNSON,
COLORADO PLS 16835
9/15/94
DATE



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 11:47 o'clock A. M., October 5th, A.D., 1994, and was duly recorded in Plat Book No. 14 Page No. 282.

Drawer AA 136
Reception No. 1697224

Clerk and Recorder

