

# ANDERSON MINOR SUBDIVISION

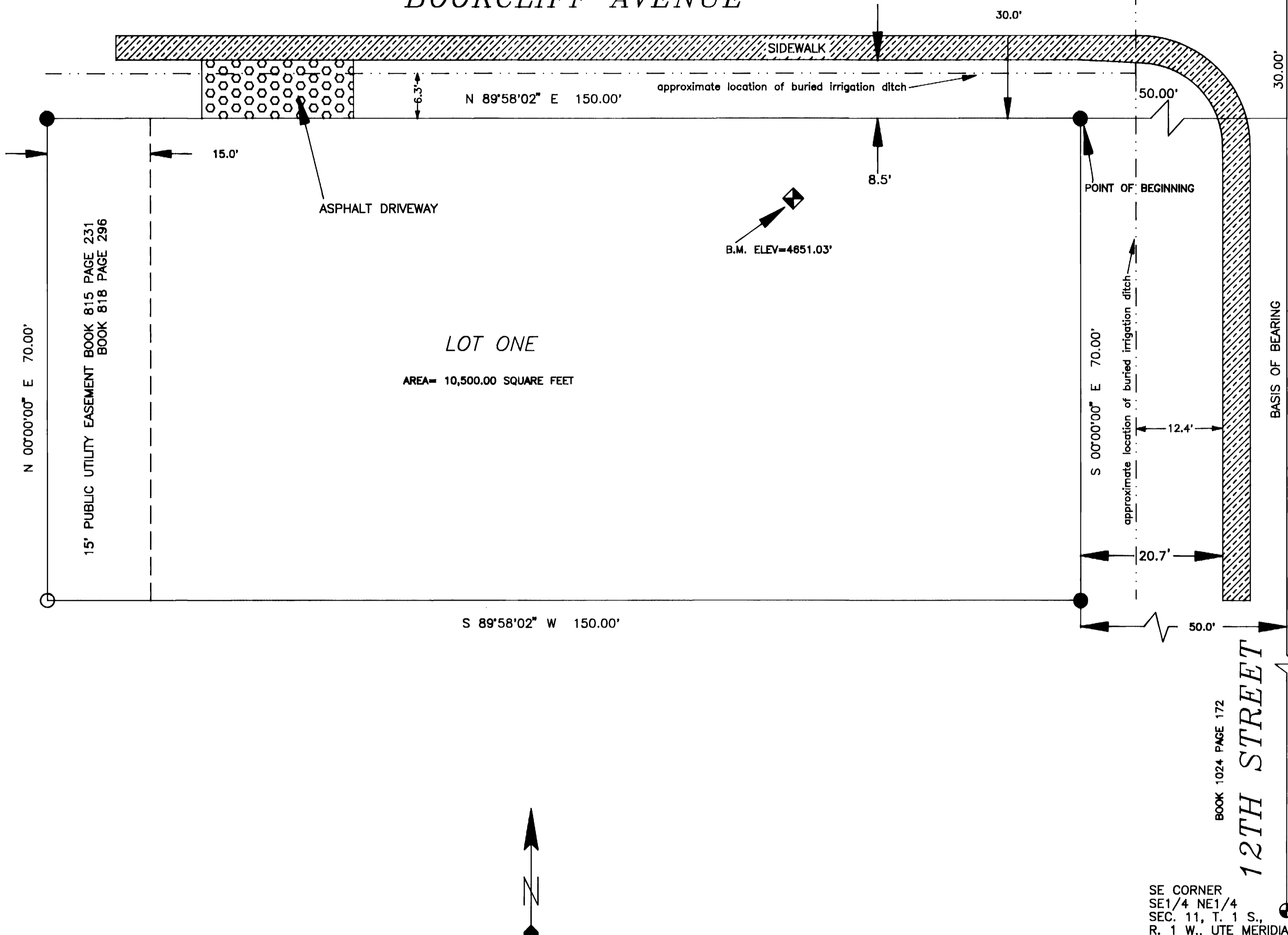
N.W. CORNER SE1/4 NE1/4  
SECTION 11, T. 1 S.,  
R. 1 W. UTE MERIDIAN

S 89°58'02" W 1314.13'

NE CORNER  
SE1/4 NE1/4  
SEC. 11, T. 1 S.,  
R. 1 W. UTE  
MERIDIAN

BOOK 1024 PAGE 172

BOOKCLIFF AVENUE



LOT ONE  
AREA= 10,500.00 SQUARE FEET

15' PUBLIC UTILITY EASEMENT BOOK 815 PAGE 231  
BOOK 818 PAGE 296

N 89°58'02" E 150.00'

S 89°58'02" W 150.00'

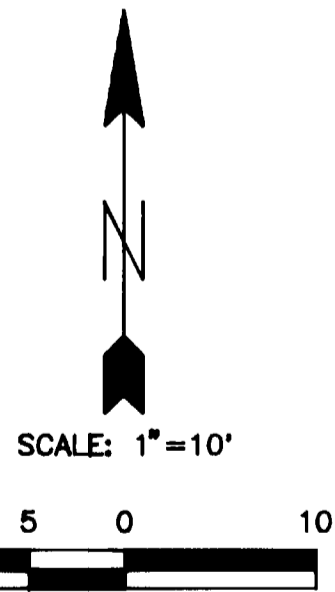
B.M. ELEV=4651.03'

POINT OF BEGINNING

S 00°00'00" E 1318.54'

BOOK 1024 PAGE 172  
12TH STREET

SE CORNER  
SE1/4 NE1/4  
SEC. 11, T. 1 S.,  
R. 1 W., UTE MERIDIAN



- = FOUND MESA COUNTY SURVEY MONUMENT
- = SET 24" NO. 5 REBAR WITH ALUMINUM CAP MARKED L.S. 12901 SET IN CONCRETE
- ◆ = 2 1/2" BRASS CAP SET IN WALKWAY ELEV.=4651.03'
- = 2 1/2" BRASS CAP MARKED L.S. 12901 IN CONCRETE WALK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Donald W. Anderson and J.I. Anderson are the owners of that real property situated in the NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as shown on the accompanying plat, said property being more completely described as follows:

COMMENCING AT THE NE CORNER OF THE SE1/4 NE1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST UTE MERIDIAN FROM WHENCE THE SE CORNER OF SAID SE1/4 NE1/4 BEARS S 00°00'00" E 1318.54 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE S 00°00'00" E 30.00 FEET; THENCE S 89°58'02" W 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 00°00'00" E 70.00 FEET; THENCE S 89°58'02" W 150.00 FEET; THENCE N 00°00'00" E 70.00 FEET; THENCE N 89°58'02" E 150.00 FEET TO THE TRUE POINT OF BEGINNING

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the City of Grand Junction on behalf of itself and 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 rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 30<sup>th</sup> day of March A.D., 1989

Donald W. Anderson      J.I. Anderson  
Donald W. Anderson      J.I. Anderson

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

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March A.D., 1989 by Donald W. Anderson and J.I. Anderson.

My Commission Expires: 5/10/90      Notary Public



CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 11:39 o'clock A M this 2nd day of May A.D., 1989 and is duly recorded in Plat Book No. 13, Page 436 Reception # 1514801 Drawer J-31

Carl Sawyer      Barbara A. Brewer  
Clerk and Recorder      Deputy      Fees \$ 10.00

CITY APPROVAL

This plat of ANDERSON MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 1<sup>st</sup> day of April A.D. 1989.

Shirley Cohen      John W. Bennett      Clifford A. Love  
City Manager      President of Council      Chairman, Grand Junction City Planning Commission

Karl H. Metzner      Jerry D. Newton  
Director of Development      Grand Junction City Engineer

I, William O. Roy, do hereby certify that the accompanying plat of ANDERSON MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. This plat conforms to Final Plat requirements in the CITY OF GRAND JUNCTION ZONING & DEVELOPMENT CODE and applicable state laws.

William O. Roy  
WILLIAM O. ROY P.L.S. 12901  
DATED THIS 27<sup>th</sup> DAY OF Feb, 1989.

CENTURY SURVEYING  
P.O. BOX 366, GRAND JCT., CO 81502  
TEL: 303-241-2887

ANDERSON MINOR SUBDIVISION	
SUR. BY: D.C. & C.K.	DRAWN BY: W.O.R.
JOB NO. 5253	SHEET 1 OF 1