

# HEALD-ELLIOTT MINOR SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Steven E. Heald, Edna L. Heald, Jerry Elliott & Janet Elliott are the owners of that real property situated in the SE1/4 SE1/4 of Section 10, 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 NW CORNER OF THE SE1/4 SE1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN FROM WHENCE THE SW CORNER OF SAID SE1/4 SE1/4 BEARS S 00°14'19" W 1307.64' AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 00°14'19" W 653.82 FEET; THENCE S 89°31'00" E 287.75 FEET; THENCE S 00°07'00" W 25.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89°31'00" E 207.95 FEET; THENCE S 00°07'00" W 227.70 FEET; THENCE N 89°31'00" W 207.95 FEET; THENCE N 00°07'00" E 227.70 FEET TO THE TRUE POINT OF BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as HEALD-ELLIOTT MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

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 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.

Any further new construction or development on any of the lots will require a surface drainage study to deal with runoff on the slope at the South end of these lots.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27<sup>th</sup> day of MARCH A.D., 1989

Steven E. Heald Edna L. Heald Jerry Elliott Janet Elliott  
STEVEN E. HEALD EDNA L. HEALD JERRY ELLIOTT JANET ELLIOTT

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

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March A.D., 1989 by Steven E. Heald, Edna L. Heald, Jerry Elliott and Janet Elliott.

My Commission expires: 8-7-89 Bonnie E. Walker  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } S.S.  
RECEPTION NO: 1514504

I hereby certify that this instrument was filed in my office at 4:11 o'clock P.M. this 27<sup>th</sup> day of APRIL A.D., 1989 and is duly recorded in Plat Book No. 13, Page 435 Drawer J-30

Earl Sawyer by Laura Morse Laura Morse  
Clerk and Recorder Deputy County Clerk Fees \$ 10.00

CITY APPROVAL

This plat of HEALD-ELLIOTT MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 27<sup>th</sup> day of MARCH A.D. 1989.

Mark Cohen Steve Bennett Steve Lane  
City Manager President of Council Chairman, Grand Junction City Planning Commission

Karl Metzger Harry Don Newton  
Director of Development Grand Junction City Engineer

I, William O. Roy do hereby certify that the accompanying plat of HEALD-ELLIOTT 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 24<sup>th</sup> DAY OF MARCH, 19 89

CENTURY SURVEYING  
P.O. BOX 368, GRAND JCT., CO 81502  
TEL: 303-241-2887

HEALD-ELLIOTT MINOR SUBDIVISION

SUR. BY: S.J. & C.K. DRAWN BY: W.O.R.

JOB NO. 5206 SHEET 1 OF 1

