

# O'DELL SUBDIVISION

PEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned G. R. O'Dell is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, and that being part of the SE 1/4 NE 1/4 Section 18, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a point which bears N90°00'00"W 50.00 feet from the NE Corner SE 1/4 NE 1/4 Section 18, T1S, R1E, Ute Meridian; thence S00°22'00"E 180.91 feet; thence S36°38'00"W 46.73 feet; thence S73°32'00"W 288.07 feet; thence N00°22'00"W 300.07 feet; thence N90°00'00"E 304.90 feet to the point of beginning.

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

That said owner does hereby dedicate and set apart that part of 29-Road as shown on the accompanying plat to the use of the public forever; and hereby dedicate to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 20 day of March A.D., 1986.

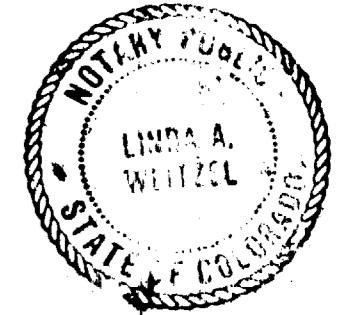
*G.R. O'Dell*  
G. R. O'Dell

STATE OF )  
COUNTY OF )

The foregoing instrument was acknowledged before me this 20 day of March A.D., 1986 by G. R. O'Dell.

My Commission expires March 22, 1990  
Witness by hand and official Seal.

*Linda A. Watzel*  
NOTARY PUBLIC



CITY OF GRAND JUNCTION APPROVAL

This plat of O'Dell subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 19th day of March A.D., 1986.

*Edward J. Schrey*  
Acting City Manager  
*William S. Ordway*  
Chairman, City Planning Commission

*Raymond D. Shopp*  
President of Council  
*Krist Meyer*  
City Planner  
*Jerry De Nautas*  
City Engineer

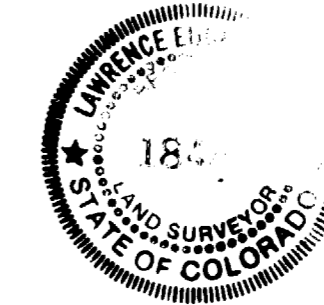
CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

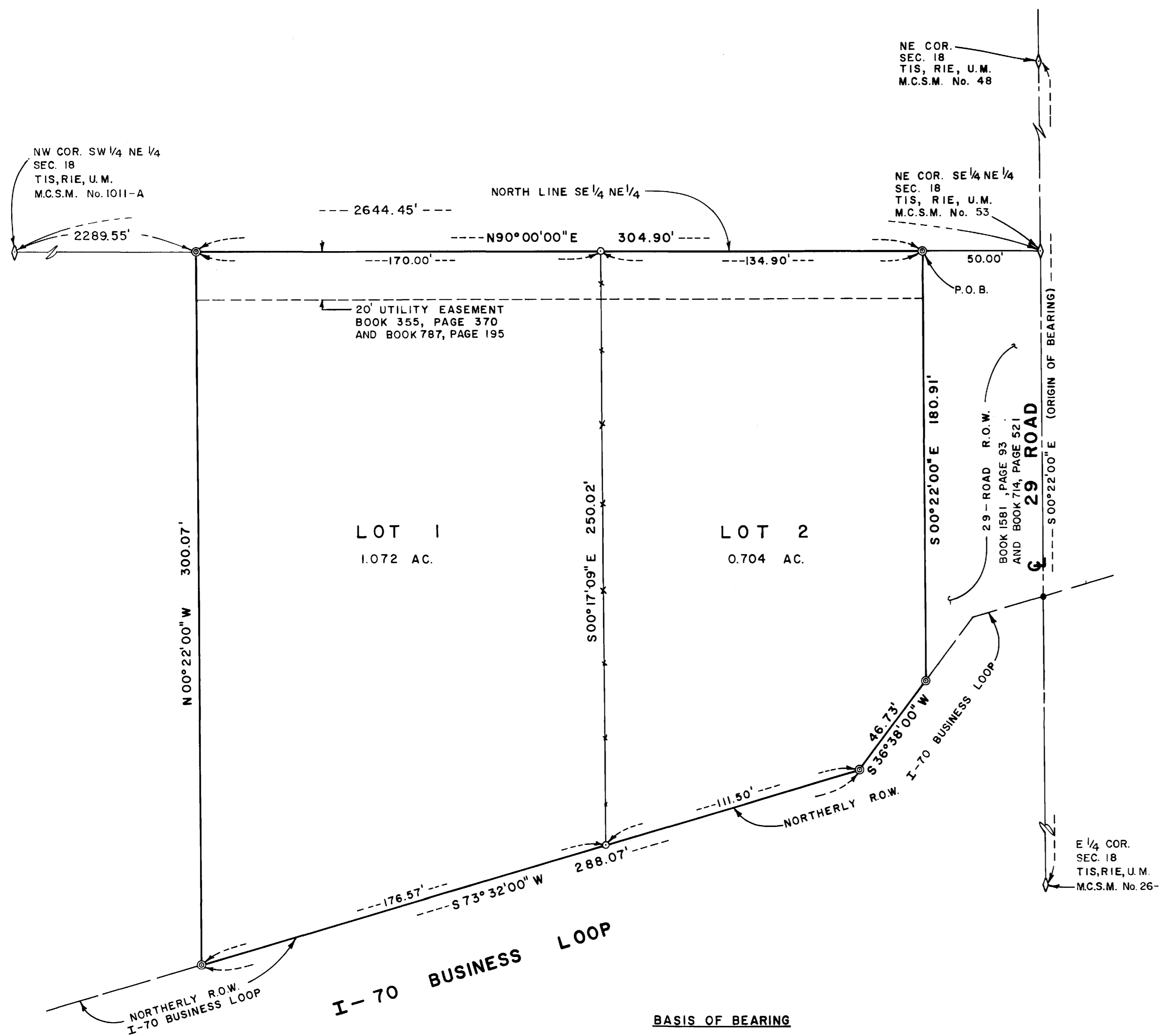
I hereby certify that this instrument was filed in my office at 10:14 o'clock A.M., this 28th day of March A.D., 1986 and is duly recorded in plat Book No. 13, Page 335, File # Y-35  
Fee \$ 10.00  
Reception # 1416739  
*Lawrence E. Violett* Deputy  
*Carl Sauer* Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Lawrence E. Violett, do hereby certify that the accompanying plat of O'Dell Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.



*Lawrence E. Violett*  
Lawrence E. Violett  
Colorado Reg. No. 18481  
2/25/86  
Date



**BASIS OF BEARING**

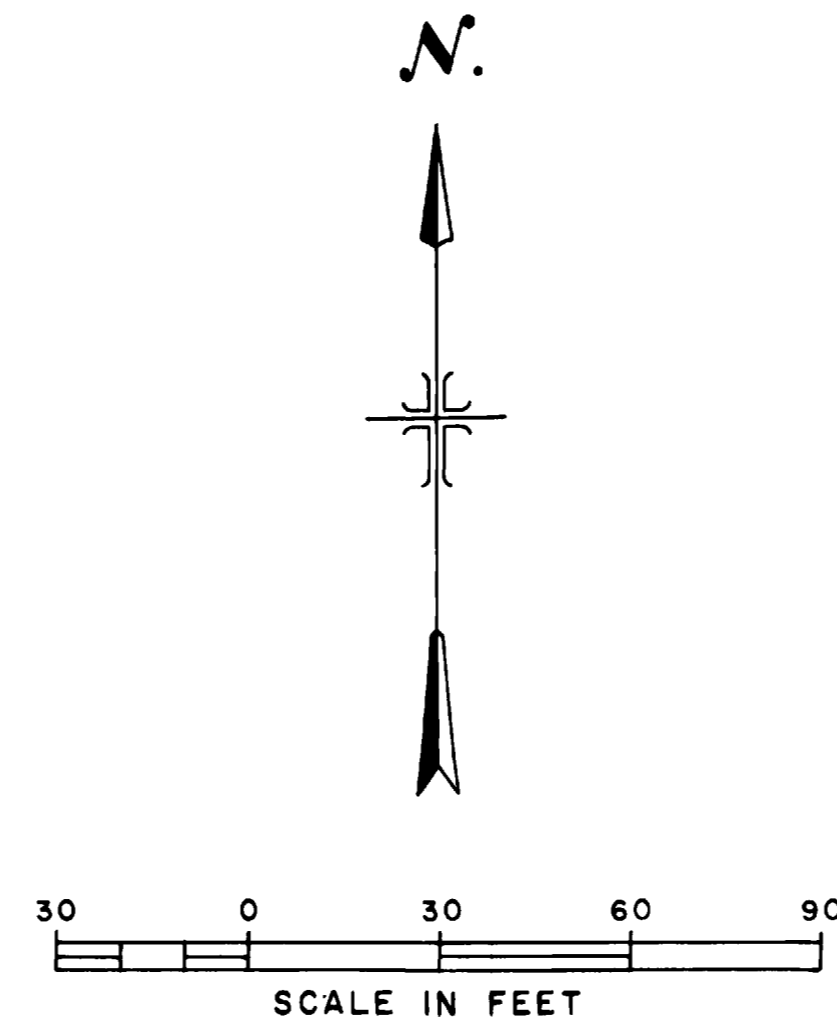
The basis of bearing shown on this plat was obtained by using the bearing determined by a survey by Western Engineers, Inc., dated 3/8/74, between the NE Corner of Section 18 and the NE Corner of the SE 1/4 NE 1/4 of Section 18, T1S, R1E, Ute Meridian. Both of these corners are the same Mesa County Survey Marker brass caps used in the 1974 survey.

**LEGEND**

- ◆ MESA COUNTY SURVEY MARKER, BRASS CAP FOUND
- ⊙ #5 REBAR, SET IN CONCRETE W/CAP (#18481)
- #5 REBAR SET W/CAP (#18481)
- HINGE NAIL, FOUND

**AREA SUMMARY**

LOT 1	1.072 Acres	or 60.36 %
LOT 2	0.704 Acres	or 39.64 %
TOTAL	1.776 Acres	or 100.00 %



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 the certification shown hereon.

WESTERN CONSULTING ENGINEERS/LAND SURVEYORS  
2160 Hwy. # 2 & 50, Grand Junction, CO 81505 • 303/242-4302

PLAT OF  
**O'DELL SUBDIVISION**  
IN SE 1/4 NE 1/4 SECTION 18  
T1S, R1E, UTE MERIDIAN  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

SURVEYED L.E.V.	DRAWN D.L.H.	CHECKED L.E.V.
DATE 2/20/86	DWG. NO. 1598 - 1036 - 1	

REVISED 3/27/86 BY [Signature]