

# INDEPENDENCE PLAZA SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Gerald M. Greenberg is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the NE 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NE Corner, NE 1/4 SW 1/4 of said Section 2; and considering the East line, NE 1/4 SW 1/4, Section 10 to bear S.00°00'00"E. with all other bearings contained herein relative thereto; thence N.89°54'50"E. along the North line NE 1/4 SW 1/4 Section 10 a distance of 33.00 feet to the TRUE POINT OF BEGINNING; thence S.00°00'00"W., 797.20 feet; thence S.89°55'38"W., 539.38 feet; thence S.00°00'00"E., 491.00 feet; thence S.89°55'38"W., 82.12 feet; thence N.00°08'50"W., 1288.05 feet to a point on the North Line NE 1/4 SW 1/4 Section 10, thence N. 89°54'50"E. along said North Line a distance of 624.81 feet to the TRUE POINT OF BEGINNING. Containing 12.348 acres.

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

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat forever, and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, sewer and water mains; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

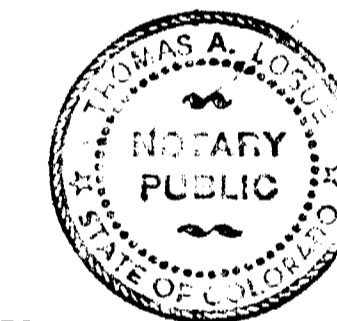
IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 1<sup>st</sup> day of August, A.D., 1985.

*Gerald M. Greenberg*  
Gerald M. Greenberg

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, A.D., 1985, by Gerald M. Greenberg.

My commission expires: Aug 23, 1985  
Witness My Hand and Official Seal.



*Thomas A. Logue*  
Notary Public  
145 Grand Ave., Grand Jct. Co. 81501  
Address

## CITY APPROVAL

This plat of Independence Plaza Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 17 day of April, A.D., 1985.

*Mark Elchen*  
City Manager

*Raymond J. Brown*  
President of Council

*William G. O'Connell*  
Chairman, Grand Junction Planning Commission

*Karl Metzner*  
Director of Development

*George D. Hunter*  
Grand Junction City Engineer

## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF MESA        )

# 1400131

I hereby certify that this instrument was filed in my office at 1:50 o'clock P. M., this 12<sup>th</sup> day of September, A.D., 1985, and is duly recorded in Plat Book No. 13, Page 322. Y-22

*Earl Sawyer*  
Clerk and Recorder

*Caroline M. DeRose*  
Deputy  
Fees \$ 10.00

## SURVEYORS CERTIFICATE

I, Max E. Morris, do hereby certify that the accompanying plat of Independence Plaza Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*Max E. Morris*  
Q.E.D. Surveying Systems, Inc.  
Max E. Morris  
Colorado Registered Land Surveyor  
L.S. No. 16413

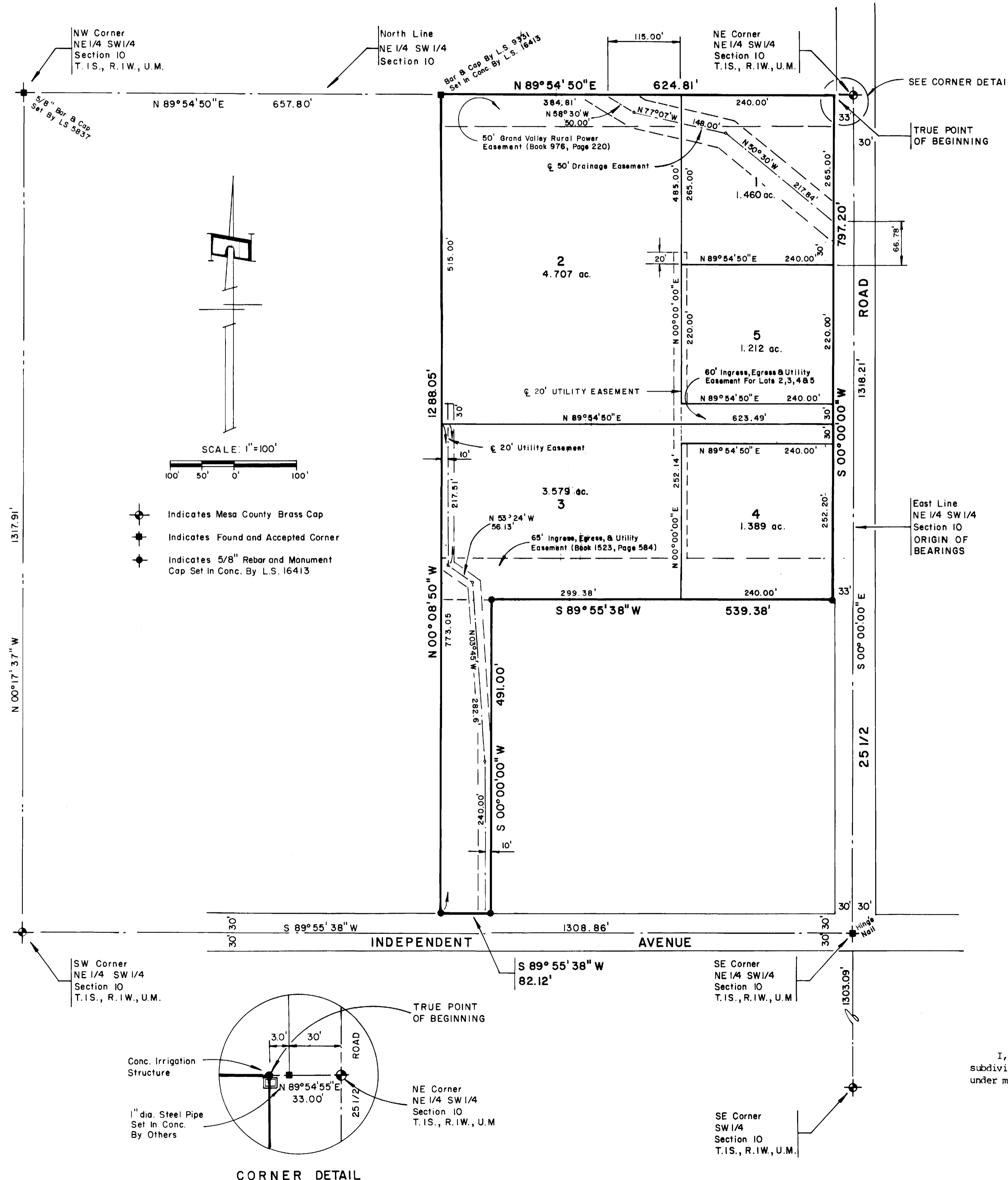


## INDEPENDENCE PLAZA SUBDIVISION

Located In: SW 1/4, SECTION 10, T.1S., R.1W., U.M.

**TAL** THOMAS A. LOGUE  
LAND DEVELOPMENT CONSULTANT

145 GRAND AVENUE - GRAND JUNCTION, COLORADO 81501  
(303) 243-8866



CORNER DETAIL