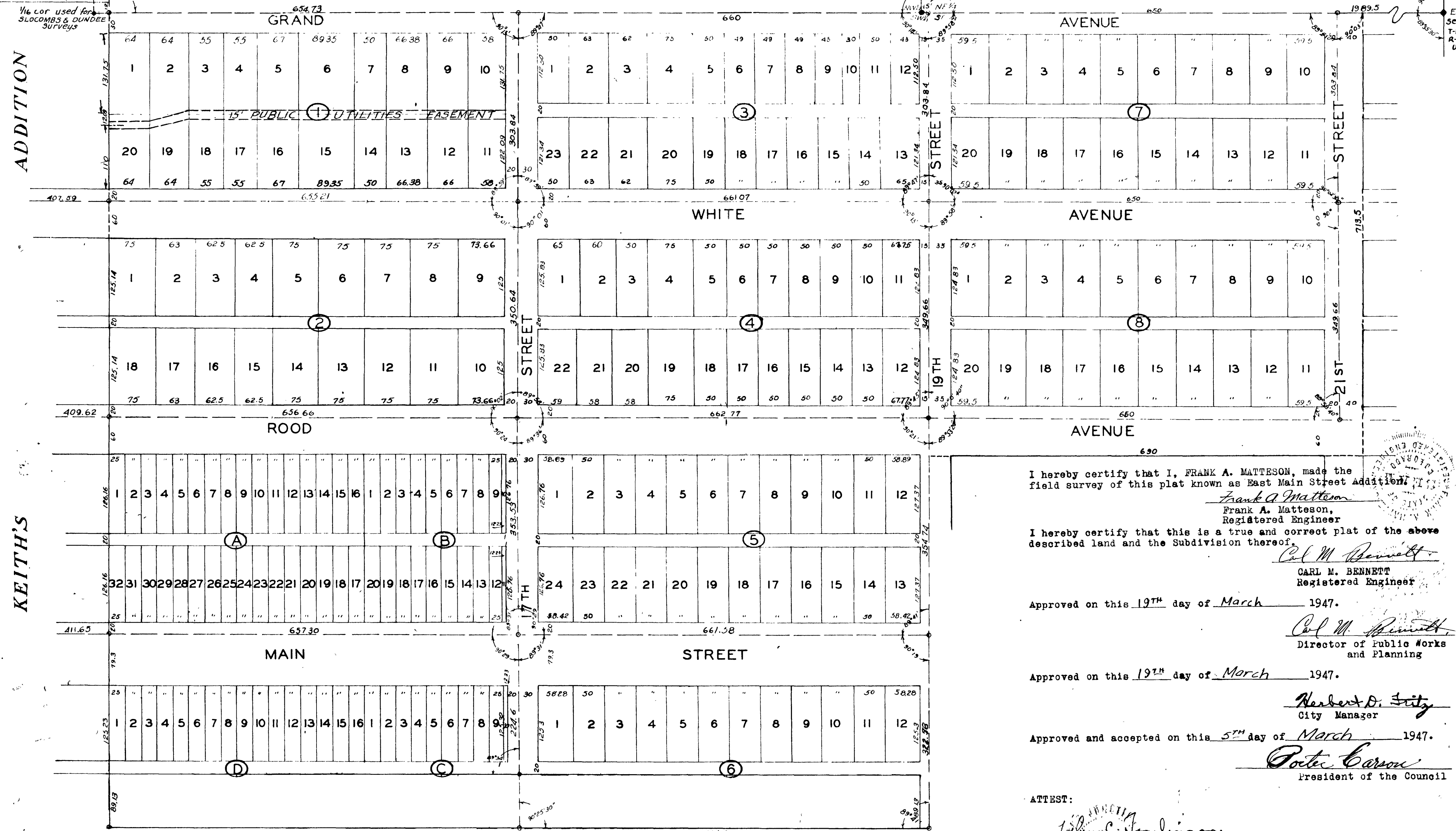


DUNDEE PLACE

SLOCOMB'S ADDITION



ADDITION

KEITH'S

There has been considerable misunderstanding about and disagreement concerning property lines and monument locations in the SW $\frac{1}{4}$ of Section 13, T1S, R1W, Ute Meridian.

The following statements are given to try and clarify the various lines and to explain why the City is accepting two points designated as "east" center of Section 13, and "west" center of Section 13, and two 40' corners which are the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$.

The east lines of Keith's Addition was established on the 29th day of May, 1890 according to the original plat which was filed on June 2, 1890 in Plat Book 1 at page 13, records of the Mesa County Clerk and Recorder. A second plat was filed on October 4, 1907 but the east line of the Addition was left in its original position.

Upon resurvey the City has found that this line was 18.19 feet east of a true 1/16 line at the intersection of Grand Avenue and the east line of Keith's Addition and 19.18 feet east of a true 1/16 line at the intersection of the range line of Main Street and the east line of Keith's Addition.

On December 19, 1906 Edwin M. Slocomb filed the plat of Slocomb's Addition of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 13, T1S, R1W. This survey was made by engineers Haskell and Schwalbach. They at that time, set red sandstone corners for the center of Section 13 and for the SW corner of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ thus establishing the NS $\frac{1}{16}$ line north of the E $\frac{1}{2}$ line of the section.

On December 13, 1909 Dundee Place was filed and used this same line as its east boundary. At the intersection of this line with Grand Avenue, the line was 7.52 feet west of a true 1/16 line.

Therefore the difference between the surveys of Haskell and Schwalbach and that of the engineers of Keith's Addition was 25.71 feet. All of these lines have been in existence for such a long period of time and have been accepted by the majority of the people that it is essential to continue their use as they are now laid out on the ground.

Somewhat the same discrepancy occurs at the center of the section but to not as great a dimension. In this case the earliest survey is that of Slocomb's Addition with filing date of December 19, 1906 plat being filed in Book 2 at page 47, Mesa County Clerk and Recorder's Office. In which, as mentioned before, engineers Haskell and Schwalbach placed a red sandstone monument as the center of Section 13. A short time later J. H. Risk and W. R. Redding made a survey for the Farnham family,

which survey is in Field Book No. 6 at page 33 in the Office of the County Clerk and Recorder, Mesa County. From Field notes we compute the center of Section 13 as being 6 feet east of the stone set by Haskell and Schwalbach.

Up until 1930 there were several surveys conducted during which time various centers of the section were used--most of them lying to the east of the marker set for Slocomb's Addition. Some time during the 1930's an engineer, Richard Meserve, made a survey and set an iron pin 15 feet east of the sandstone monument as the true center section. Several tracts of land were sold off and houses built, using his survey as the basis. Upon resurvey, the City has found the true center section to be the sandstone monument set by Haskell and Schwalbach; however, because of building development and the location of streets, it becomes necessary to accept the Meserve survey as being correct for properties lying south of the NW $\frac{1}{4}$ Section line and to accept the Slocomb's survey as being correct for all properties lying north of the NW $\frac{1}{4}$ Section line.

We have determined that the above acceptance of lines will be to the greatest advantage of the most people in this area; therefore, we are causing the plat of the East Main Street Addition to be filed designating these lines and showing their relation on this plat.

Carl M. Bennett
CARL M. BENNETT
Registered Engineer

I hereby certify that I, FRANK A. MATTESON, made the field survey of this plat known as East Main Street Addition.

Frank A. Matteson
Frank A. Matteson
Registered Engineer

I hereby certify that this is a true and correct plat of the above described land and the Subdivision thereof.

Carl M. Bennett
CARL M. BENNETT
Registered Engineer

Approved on this 19th day of March 1947.

Carl M. Bennett
Director of Public Works and Planning

Approved on this 19th day of March 1947.

Herbert D. Fritz
City Manager

Approved and accepted on this 5th day of March 1947.

Patric Carson
President of the Council

ATTEST:

John C. Jamison
City Clerk

741177
461267

SEAL OF COLORADO
County of MESA
I hereby certify that this instrument was
filed for record
MAR 26 1947
FILED IN BOOK 2 PAGE 47

a, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

INDEXED *LR*

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|-----------------------------|---------------------------|------------------|
| CITY OF GRAND JUNCTION | | |
| OFFICE of the CITY ENGINEER | | |
| EAST MAIN ST. ADDITION | | |
| SHEET NUMBER 1 of 3 | DATE 26 Feb. 1947 | SCALE 1"=100' |
| DRAWN BY <i>Kill</i> | CHECKED BY <i>K.B.</i> | DRAWING NO. |

AMENDED PLAT OF THE EAST MAIN STREET SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned are the owners of smaller tracts of land which together comprise the following described tract of land, which shall hereafter be known as the East Main Street Addition, to wit:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, except the south 89.13 feet, more or less, which lies south of the south line of the alley south of Main Street extended, in Township 1 South, Range 1 West of the Ute Meridian; also beginning at the NW corner of the SE $\frac{1}{4}$ of the said Section 13; thence east 690 feet; thence south 713.5 feet; thence west 690 feet; thence north 713.5 feet to the place of beginning; all in the City of Grand Junction, Mesa County, Colorado.

| OWNER | DESCRIPTION-OLD | DESCRIPTION-NEW |
|---|--|--|
| Charles T. Barksdale Marjorie I. Barksdale | Beginning 138' west of the NE corner of the SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W, Ute Meridian; thence west 45'; thence south 142.3'; thence east 45'; thence north 142.3' to point of beginning. | Lot 9, Block 3, East Main Street Addition. |
| Ernest V. Schulin | Beginning 20' north of the SW corner of the E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W, Ute Meridian; thence east 50'; thence north 124.85'; thence west 50'; thence south 124.85' to point of beg. | Lot 17, Block 4, East Main Street Addition. |
| J. C. Irwin | Beginning at the NW corner of the SE $\frac{1}{4}$ of Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence east 690'; thence south 713.5'; thence west 690'; thence north 713.5' to point of beginning. | All of blocks 7 and 8, East Main Street Addition. |
| Vina Hill | Lots 1 and 2, Block A, East Main Street Subdivision. | Lots 1 and 2, Block A, East Main Street Addition. |
| Vincent W. Tookey George F. Tookey Mildred A. Tookey | Lots 3 and 4, Block A, East Main Street Subdivision. | Lots 3 and 4, Block A, East Main Street Addition. |
| Frank C. Morgan | Lots 5 and 6, Block A, East Main Street Subdivision. | Lots 5 and 6, Block A, East Main Street Addition. |
| C. G. Wallace Newell May Wallace | Beginning 263' east and 20' north of the SW corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence north 125.14'; thence west 62.5'; thence south 125.14'; thence east to point of beginning. | Lot 15, Block 2, East Main Street Addition. |
| Edna B. Williams | Beginning 138' east and 20' north of the SW corner of S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W, Ute Meridian; thence east 62.5'; thence north 125.14'; thence west 62.5'; thence south 125.14' to point of beginning. | Lot 16, Block 2, East Main Street Addition. |
| Edna B. Williams | Beginning at a point 20' north of the SW corner of S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W, Ute Meridian; thence north 125.14'; thence east 138'; thence south 125.14'; thence west 138' to point of beg. | Lots 17 and 18, Block 2, East Main Street Addition. |
| Edna B. Williams | Beginning at a point 30' east and 50.67' south of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W, Ute Meridian; thence south 125.83'; thence east 50'; thence north 125.83'; thence west 50' to point of beginning. | Lot 22, Block 4, East Main Street Addition. |
| W. H. Clark Frances M. Clark | Beginning at a point 30' south and 80' east of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 112.5'; thence east 63'; thence north 112.5'; thence west 63' to point of beginning. | Lot 2, Block 3, East Main Street Addition. |
| Lloyd E. Moss Helen P. Moss | Beginning at a point 30 feet south and 143' east of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 112.5'; thence east 62'; thence north 112.5'; thence west 62' to point of beginning. | Lot 3, Block 3, East Main Street Addition. |
| Matt E. McCallister Hazel B. McCallister | Beginning 30' east and 30' south of the NW corner of NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 112.5'; thence east 50'; thence north 112.5'; thence west 50' to point of beginning. | Lot 1, Block 3, East Main Street Addition. |
| William Richard Hendershott Gertrude Bernice Hendershott | Beginning 162.5' south and 205' east of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 121.34'; thence west 62'; thence north 121.34'; thence east 62' to point of beginning. | Lot 21, Block 3, East Main Street Addition. |
| Samuel K. Kerr Helen L. Kerr | Beginning at a point 509.67' south and 147' east of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 125.83'; thence east 50'; thence north 125.83'; thence west 50' to point of beginning. | Lot 20, Block 4, East Main Street Addition. |
| Roy H. Adamson Cecilia R. Adamson | Beginning at a point 363.84' south and 95' east of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 125.83'; thence east 60'; thence north 125.83'; thence west 60' to point of beginning. | Lot 2, Block 4, East Main Street Addition. |
| R. O. O'Daniel | Beginning at a point 363.84 feet south and 155' east of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W, Ute Meridian; thence east 50'; thence south 125.83'; thence west 50'; thence north 125.83' to point of beginning. | Lot 3, Block 4, East Main Street Addition. |
| Fershing G. Reese Wauneta J. Reese | Beginning at a point 363.84' south and 30' east of the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 125.83'; thence east 65'; thence north 125.83'; thence west 65' to the point of beginning. | Lot 1, Block 4, East Main Street Addition. |
| Lue Wight Frere J. P. Frere | West 75' of the east 125' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 4 and 20, Block 3; Lots 4 and 19, Block 4, East Main Street Addition. |
| Frederick W. Luth Margaret Mae Luth | The east 50' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 5 and 19, Block 3; Lots 5 and 18, Block 4, East Main Street Addition. |
| L. C. Nowlan Marie Nowlan | The residue of property not described described which lies within the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ except the east 125' of Sec. 13, T-1-S, R-1-W of the Ute Meridian; also the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ except the south 89.13' | Lot 21, Block 4; Lots 21 and 22, Block 4; all Blocks 5 and 6, East Main Street Addition. |
| Ethel L. Hewitt | Beginning at a point 50' east of the SW corner of the E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence east 100'; thence north 142.3'; thence west 100'; thence south 142.3' to point of beginning. | Lots 15 and 16, Block 4, East Main Street Addition. |
| Max F. Kennedy Dorothy L. Kennedy | Beginning at the NE corner SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence west 108'; thence south 142.3'; thence east 108'; thence north 142.3' except the west 50' thereof. | Lot 12, Block 3, East Main Street Addition. |

| OWNER | DESCRIPTION-OLD | DESCRIPTION-NEW |
|---|--|---|
| John D. Dawson Mary D. Dawson | Beginning 58' west of the NE corner of the SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence west 50'; thence south 142.3'; thence east 50'; thence north 142.3' to point of beginning. | Lot 11, Block 3, East Main Street Addition. |
| V. C. Garms | The NE $\frac{1}{4}$ acre of the E $\frac{1}{2}$ acre of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 8 & 13, Block 1, East Main Street Add. |
| Sadie A. Weddell | The E $\frac{1}{2}$ acre of the NE $\frac{1}{4}$ acre of the E $\frac{1}{2}$ acres of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 9 & 12, Block 1, East Main Street Add. |
| C. H. Granat E. Esther Granat | The E $\frac{1}{2}$ acre of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 10 & 11, Block 1, East Main Street Add. |
| John W. Hill Lorraine M. Hill | Beginning at the NW corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence east 75'; thence south 165'; thence west 75'; thence north 165' to point of beginning. | Lot 1, Block 2, East Main Street Addition. |
| Carl E. Granat Nola Granat | Beginning at a point 75' east of the NW corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence east 63'; thence south 165'; thence west 63'; thence north 165' to point of beginning; except the north 44' for road purposes. | Lot 2, Block 2, East Main Street Addition. |
| R. Susman Fannie R. Susman | Beginning at a point 138' east of the NW corner of S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; thence south 165'; thence east 125'; thence south 165.14'; thence east 393.66'; thence north 330.14'; thence west 306.66' to point of beg. | Lots 3 to 14 incl., Block 2, East Main Street Addition. |
| Emily B. Hardenberg | The west 148' of the north 180' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 1 & 2 and N 12.09' of 19 & 20, all in Block 1, East Main Street Addition. |
| Zack P. Mathes | The east 110' of west 253' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 3, 4, 17 & 18, Block 1, East Main Street Addition. |
| Walter E. Kirkendall Elizabeth V. Kirkendall | The south 150' of west 148' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | The S 110' of Lots 19 & 20, Block 1, East Main Street Addition. |
| Lillian T. Munro | The east 161.35' of the west 414.35' of NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian; except the north 161.75' of the east 89.35' of the west 414.35' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 5, 15 & 16, Block 1, East Main Street Addition. |
| Lillian R. Moore | The north 161.75' of the east 89.35' of the west 414.35' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lot 6, Block 1, East Main Street Addition. |
| Emma Groom | The east 50' of the west 464.35' of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W of the Ute Meridian. | Lots 7 & 14, Block 1, East Main Street Add. |
| Sarah E. Cowen | Lots 7, 8, 13, 14, 15, 16, Block A; Lots 1 through 14, 17, 18, Block B; Lots 11, 12, 13, Block D; Lots 7, 8, 9, 10, Block C; all in East Main Street Subdivision. | Lots 7, 8, 13, 14, 15, 16, Block A; Lots 1 through 14, 17, 18, Block B; Lots 11, 12, 13, Block D; Lots 7, 8, 9, 10, Block C; all in East Main Street Add. |
| Sarah E. Cowen Edgar A. Cowen | Lots 5 and 6, Block D, East Main Street Subdivision. | Lots 5 & 6, Block D, East Main Street Add. |
| K. N. Hall | Lots 9, 10, 23 and 24, Block A, East Main Street Subdivision. | Lots 9, 10, 23 & 24, Block A, East Main Street Addition. |
| Alfred I. Young Audrey B. Young | Lots 11 and 12, Block A, East Main Street Subdivision. | Lots 11 & 12, Block A, East Main Street Add. |
| Lloyd J. Corey Evelyn M. Corey | Lots 15 and 16, Block B, East Main Street Subdivision. | Lots 15 & 16, Block B, East Main Street Add. |
| Reed L. Black Helen C. Black | Lots 19 and 20, Block B, East Main Street Subdivision. | Lots 19 & 20, Block B, East Main Street Add. |
| Earl F. Wiley Dottie F. Wiley | Lots 17, 18, 19 and 20, Block A, East Main Street Subdivision. | Lots 17, 18, 19 & 20, Block A, East Main Street Addition. |
| Leonard M. Smith Helen S. Smith | Lots 21 and 22, Block A, East Main Street Subdivision. | Lots 21 & 22, Block A, East Main Street Add. |
| J. Albert Beyrer Edith Ruth Beyrer | Lots 25 and 26, Block A, East Main Street Subdivision. | Lots 25 & 26, Block A, East Main Street Add. |
| Sarah E. Cowen Edgar A. Cowen | Lots 27 through 32, Block A, East Main Street Subdivision. | Lots 27 through 32, Block A, East Main Street Addition. |
| Vernie Cheadle | Lots 7 and 8, Block D, East Main Street Subdivision. | Lots 7 & 8, Block D, East Main Street Add. |
| Oran Jenkins Mildred Lee Jenkins | Lots 9 and 10, Block D, East Main Street Subdivision. | Lots 9 & 10, Block D, East Main Street Add. |
| Glyde E. Bottorff Bertha I. Bottorff | Lots 3 and 4, Block D, East Main Street Subdivision. | Lots 3 & 4, Block D, East Main Street Add. |
| Loyal H. Frizzell | Lots 14 and 15, Block D, East Main Street Subdivision. | Lots 14 & 15, Block D, East Main Street Add. |
| Edwin S. Lamm Cleo E. Lamm | Lot 16, Block D and Lots 1, 2, 3 and 4, Block C, East Main Street Subdivision. | Lots 16, Block D and Lots 1, 2, 3 & 4, Block C, East Main Street Add. |
| Cecil E. Blake | Lots 5 and 6, Block C, East Main Street Subdivision. | Lots 5 & 6, Block C, East Main Street Add. |
| Roger B. Taylor | Lots 1 and 2, Block D, East Main Street Subdivision. | Lots 1 & 2, Block D, East Main Street Add. |
| City of Grand Junction | Beginning at a point 145.14 ft. N of the S $\frac{1}{2}$ cor. of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 13, T-1-S, R-1-W, Ute Meridian; thence N 20 ft., thence E 138 ft., thence S 20 ft., thence W to beg.; also the S 20 ft. of the N 263 ft. of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, T-1-S, R-1-W, Ute Meridian. | |

CITY OF GRAND JUNCTION
OFFICE of the CITY ENGINEER

**EAST MAIN ST.
ADDITION**

| | | |
|------------------------|------------------------|---------------|
| SHEET NUMBER 2 of 3 | DATE 26 Feb. 1947 | SCALE NONE |
| DRAWN BY Kidd | CHECKED BY R. B. A. | DRAWING NO. |