

BOOKCLIFF COURT SUBDIVISION

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Loma Rio Land and Development Company, a Colorado Company, is the Owner of that real property situated in the County of Mesa, State of Colorado and being a part of the Northeast Quarter of the Northwest Quarter of said Section 12, Township 1 South, Range 1 West of the Ute Meridian in the County of Mesa, State of Colorado, described as follows.

PARCEL ONE:

Beginning at the South west corner of the Northeast quarter of the Northwest quarter of said Section 12; thence, North 30 feet to the right of way of the Grand Valley Canal; thence, Northeastly along said right of way to a point which is 330 feet East and 162 feet North of the point of beginning; thence, West 330 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Grand Junction in instrument recorded in book 1029, page 110.

PARCEL TWO:

The North 175 feet of lot 22 in block 7 of Fairmount Subdivision, as per map thereof recorded in book 1, page 19 of plats, in the office of the Clerk and Recorder of Mesa County, Colorado.

PARCEL THREE:

All that portion of Bookcliff Avenue as vacated by order recorded in book 959, page 149, lying adjacent to the Northernly line of lot 22 in block 7 of Fairmount Subdivision, in the County of Mesa Colorado.

That said owner has caused the said real property to be laid out and surveyed as Bookcliff Court subdivision of a part of the County of Mesa, City of Grand Junction.

That said owner does hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility and drainage easement on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains and gas pipe lines. That all expenses for installation of utilities referred to above for grading, landscaping and for all streets improvements shall be financed by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF, said owner, Loma Rio Land and Development Company has caused its name to be hereunto subscribed this 7 day of January A.D. 1977.

Marion Eugene Williams
Marion Eugene Williams

John Giancanelli
John Giancanelli

STATE OF COLORADO The foregoing instrument was acknowledged before me this 7 day of January A.D. 1977

My commission expires: Witness my hand and official seal *William G. Ryden*
Notary Public

STATE OF COLORADO CLERK AND RECORDER CERTIFICATE **1126963**
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 11:32 o'clock A.M. Jan 7 A.D. 1977 and is duly recorded in plat book 11, page 242.

Carl Sawyer
Clerk and Recorder

CITY APPROVAL

This plat of Bookcliff Court Subdivision of the City of Grand Junction, County of MESA and State of Colorado, was approved and accepted this 16 day of Feb A.D. 1977 by:

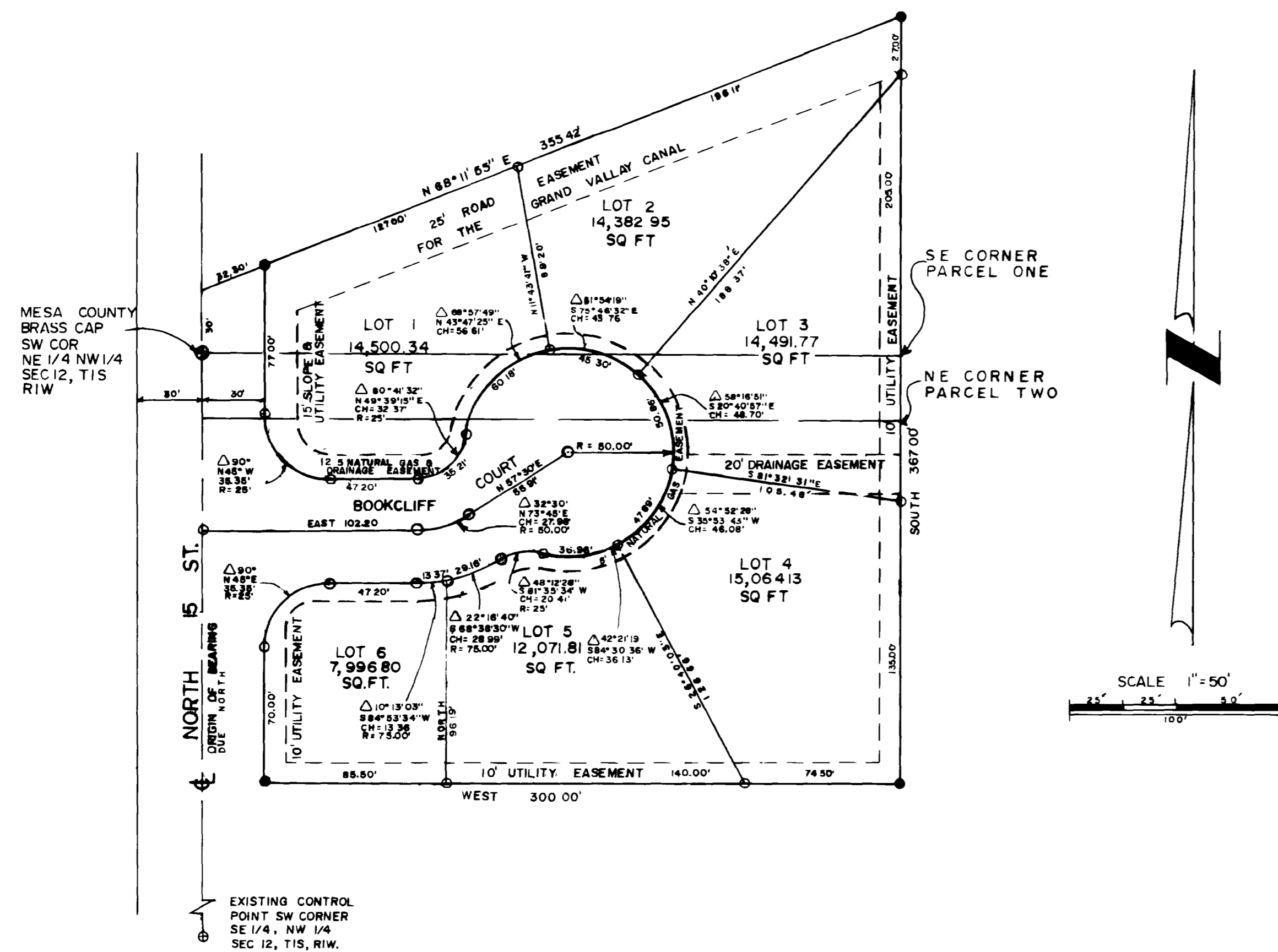
Lawrence H. Kujala
President of Council

James E. Wyszocki
Grand Junction City Manager

Donald H. DeWalt
Director of Development

Vernon D. Flanagan
Grand Junction City Planning
Commission, Chairman

Ronald P. Pisk
Grand Junction City Engineer



- — DENOTES 5/8" X 36" REBAR SET IN CONCRETE
- — DENOTES 5/8" X 18" REBAR SET
- ⊗ — DENOTES FOUND HINGE NAIL

SURVEYOR'S CERTIFICATE

I William G. Ryden do hereby certify that the accompanying plat of Bookcliff Court subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

William G. Ryden
William G. Ryden L.S. 9331

Approved for content and form only and not to the accuracy of surveys, calculation or drafting, pursuant to CRS 1973, 38-51-101-102.

By *Regis C. Hood* date 3-7-77
Mesa County Surveyor

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|--|-------------------|
| DEVELOPER | |
| LOMA RIO LAND AND DEVELOPMENT | |
| BOOKCLIFF COURT SUB. | |
| 15 th & BOOKCLIFF COURT | |
| COLORADO WEST SURVEYING CO. | |
| 127 N 8 th ST. GRAND JUNCTION COLO. | |
| DESIGNED BY R.D. | DRAWN BY R.D. |
| CHECKED BY W.G.R. | LETTERING BY J.I. |
| DEC. 30 1976 | |