

LEGEND		ACREAGES	
EXISTING CITY LIMITS		TOTAL	40,204
PROPOSED CITY LIMITS		PUBLIC	7,891
		PRIVATE	32,313

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Loyd Files and Cordelia E. Files are the owners of that real property situated in the County of Mesa, State of Colorado, consisting of the NE 1/4 NE 1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian, said real property being shown on the accompanying plat and described by metes and bounds as follows:

Beginning at the Northeast Corner of Section 13 Township 1 South, Range 1 West of the Ute Meridian, thence N 89° 54' W 1325.55 feet, thence S 00° 11' W 1319.66 feet to the northerly line of Mesa Gardens Subdivision; thence along northerly line of Mesa Gardens Subdivision S 89° 58' E 1329.77 feet to easterly line of the said NE 1/4 NE 1/4 Section 13; thence North 1318.5 feet to the point of beginning.

That the said Loyd Files and Cordelia E. Files have caused the said real property to be laid out and surveyed as TELLER ARMS SUBDIVISION, a subdivision of a part of the County of Mesa;

That said Loyd Files and Cordelia E. Files hereby dedicate and set apart all of the streets, roads and alleys 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 easements on the accompanying plat as easements for the installation and maintenance of telephone and electric lines, poles and underground cables; storm and sanitary sewer mains, water mains, gas pipe lines and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

That all expenses involving necessary improvements for a water system, sanitary sewer system, gas service, electrical service, grading and landscaping, storm sewer system, curbs and gutters, street pavement and sidewalks shall be financed by the purchaser or seller --- not the County of Mesa.

IN WITNESS WHEREOF, said Loyd Files and Cordelia E. Files have caused their names to be hereunto subscribed this 27<sup>th</sup> day of April, A. D. 1957.

By Loyd Files  
Loyd Files  
By Cordelia E. Files  
Cordelia E. Files

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, A. D. 1957, by Loyd Files and Cordelia E. Files.

My Commission Expires March 3, 1962  
Witness my hand and official seal  
Albert J. Cox  
Notary Public

**SURVEYOR'S CERTIFICATE**

I, Richard J. Mandeville, do hereby certify that the accompanying plat of TELLER ARMS SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a survey of same.

Richard J. Mandeville  
Registered Engineer & Land Surveyor

746425  
\*746425

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 7:30 o'clock A. M., June 22, A. D. 1957, and is duly recorded in Plat Book No. 9, Page 74.

Bonnie M. Dunston  
Recorder

Fees \$ \_\_\_\_\_ By \_\_\_\_\_ Deputy

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 4<sup>th</sup> day of May, A. D. 1959.  
County Planning Commission of the County of Mesa, Colorado.

By E. L. J. J. J.  
Chairman

**FRUITVALE PLANNING COMMISSION CERTIFICATE**

Approved this 4<sup>th</sup> day of May, A. D. 1959.  
Fruitvale District Planning Commission in the County of Mesa, Colorado.

By C. B. Grant  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 4<sup>th</sup> day of May, A. D. 1959.  
Board of County Commissioners of the County of Mesa, Colorado.

By R. F. S.

**GRAND JUNCTION CITY PLANNING COMMISSION CERTIFICATE**

Approved this 6<sup>th</sup> day of May, A. D. 1959.  
The Grand Junction, Colorado City Planning Commission.

By E. Hopper  
Chairman

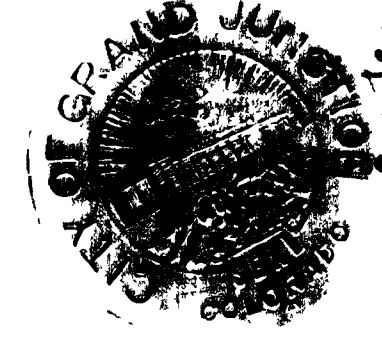
**CITY OF GRAND JUNCTION**

Approved this 28<sup>th</sup> day of January, A. D. 1959.

By J. A. Bruntz  
Director of Public Works and Planning

By R. E. Cheever  
City Manager

Approved this 17<sup>th</sup> day of June, A. D. 1959.  
The City of Grand Junction in the County of Mesa, Colorado



Jim J. J.  
President of Grand Junction Council  
William C. J. J.  
City Clerk



Scale 1" = 100'

WESTERN ENGINEERS  
ANNEXATION PLAT  
TELLER ARMS SUBDIVISION  
MESA COUNTY, COLORADO  
SURVEYED C. J. B. R. H. F. Q. DRAWN R. J. N. TRACED F. E.  
GRAND JUNCTION, COLO. DWG. 1-58-4 JAN. 1958