

Date Received: 7/27/73

Item # 41-73

Request: Rathkapt Subdivision - Second Addition

~~Location:~~
Location: Bounded by 28.5 Road & Orchard Ave.

Petitioner: John P. Rathkapt

Address: P.O. Box 8375 Phone: _____

Advertised: _____ Date: _____

To Planning Comm: Aug 29, 1973

Action: Approved

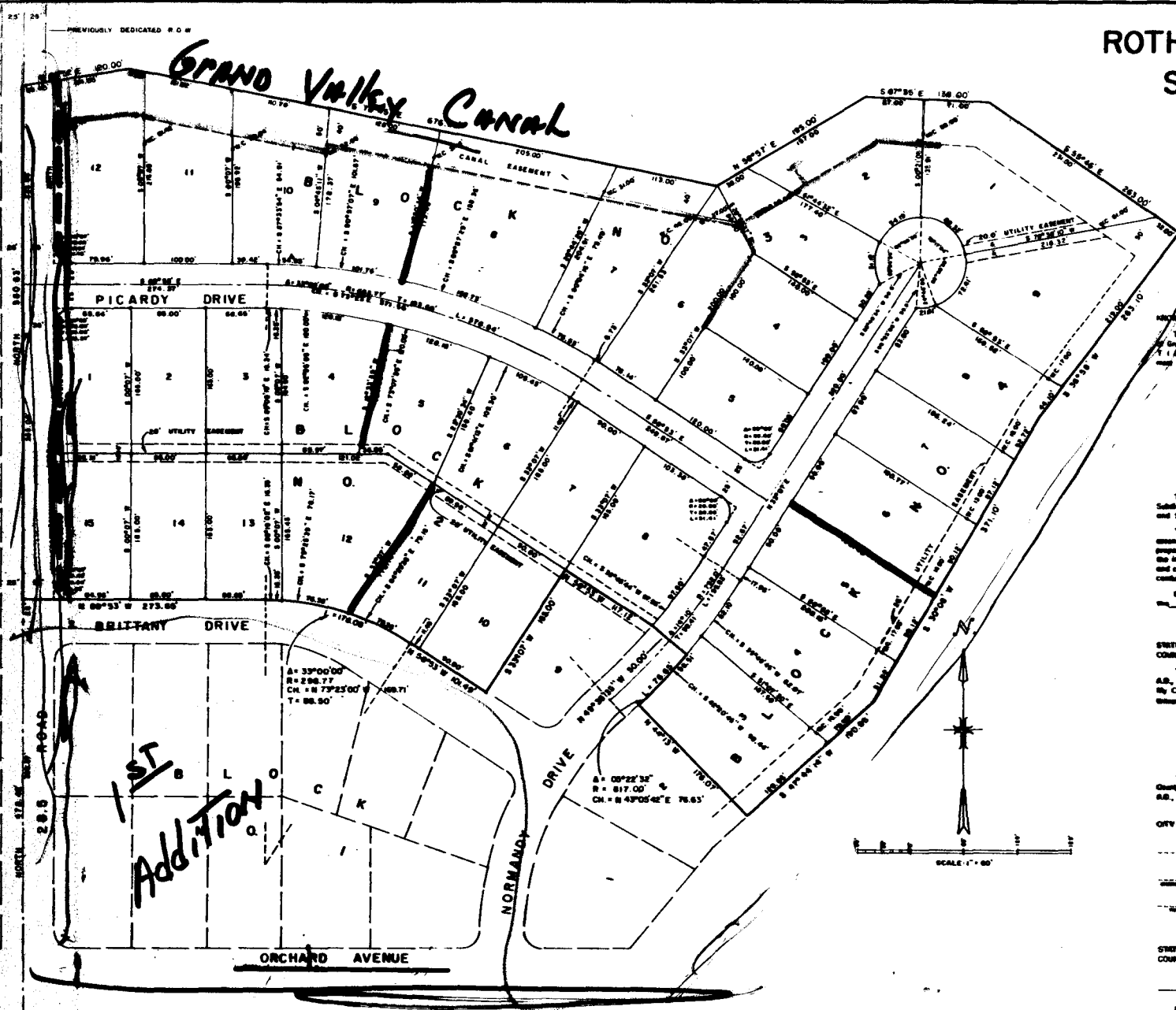
Advertised: _____ Date: _____

To City Council: Sept 10, 1973

Action: 1/9 Approved

Comments: _____

ROTHHAUPT SUBDIVISION SECOND ADDITION



DEDICATION

BEFORE ME BY THESE PRESENTS:

That the undersigned John P. Rothaupt, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the SW 1/4 NE 1/4 of Section 7, T. 15 S., R. 1 E. of the 1st Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a point which bears North 49° 42' 11" from the Center Quarter Corner of Section 7, T. 15 S., R. 1 E. of the 1st Meridian, thence continuing North 58° 43' 31", thence N 80° 50' E 130.00 ft., thence S 78° 04' E 175.00 ft., thence S 50° 46' E 243.00 ft., thence S 30° 54' W 283.1 ft., thence S 30° 08' W 371.1 ft., thence S 47° 44' W 180.88 ft., thence N 44° 13' W 176.07 ft., thence along the arc of a curve having a radius of 817.0 ft., an interior angle of 92° 32', to the left 76.63 ft. (the chord of which bears N 43° 00' 42" E 76.63 ft.), thence N 40° 35' 35" W 50.00 ft., thence N 50° 23' W 111.2 ft., thence S 33° 07' W 165.0 ft., thence N 50° 53' W 101.49 ft., thence along the arc of a curve having a radius of 298.77 ft., an interior angle of 33° 00' 00", to the left 178.08 ft. (the chord of which bears N 79° 23' 00" W 168.71 ft.), thence N 89° 33' W 273.63 ft. to the Point of Beginning.

That said owner has caused the said real property to be laid out and platted as Rothaupt Subdivision - Second Addition, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado.

That said owner does hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as utility, drainage, and irrigation easements on the accompanying plat for the installation and maintenance of such utilities as telephone, electric, or cable television lines, poles and cables, storm and sanitary sewers, water mains, gas mains, drainage out irrigation ditches, and canals.

IN WITNESS WHEREOF, said owner John P. Rothaupt, has caused his name to be subscribed to this plat of said real property on this 18th day of July, A.D., 1973.

John P. Rothaupt
John P. Rothaupt

295-0360

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me on this 18th day of July, A.D., 1973 by John P. Rothaupt, My Commission expires November 12, 1975. Witness my hand and official seal.

John C. Shepherd
John C. Shepherd

CITY APPROVAL

This plat of Rothaupt Subdivision - Second Addition, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this _____ day of _____, A.D., 1973.

CITY OF GRAND JUNCTION

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office on this _____ day of _____, A.D., 1973 and is duly recorded in Plat Book Number _____ Page _____

By _____

SURVEYOR'S CERTIFICATE

I, David L. Miller do hereby certify that the accompanying plat of Rothaupt Subdivision - Second Addition, a subdivision 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.

David L. Miller
David L. Miller

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting Pursuant to C.R.S. 1963, 136-2-2 as amended.

DATE _____

LEGEND:

- 1/4" = 100' (shown on all corners)
- 1/4" = 100' (shown on all sides)
- 1/4" = 100' (shown on all sides)
- 1/4" = 100' (shown on all sides)

WESTERN ENGINEERS, INC.
PLAT OF
**ROTHHAUPT SUBDIVISION
SECOND ADDITION**
CITY OF GRAND JUNCTION
COUNTY OF MESA, COLORADO