

#53-73:

Broken Arrow Sub.

P.S. - No objection

Sanitation - No Comment

Utility - No Problems - Fruitvale Sewer - City water

Fire - No Problems

Engineering - Request 30' ROW from Property line
in Texas & 28' 1/4.

Surveyor - Minor Changes in Level -

#46-73:

Plot Plan: Sparkman

P.S. - No objection

Utility - None

Mtn. Bell - No Problems

Sanitation - No Comment

STAPP

① 5' WALK BEHIND #9TH

② LIGHTING PLAN

③ DETAIL LANDSCAPE PLAN

- 3 PLANS ALTERNATIVE

④ 30' - ~~from property~~
NOT SHOWN!

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#8-73:

Vacation of Second Ave -

P.S. - None

Sanitation - none

→ Utility - Water line relocation (working on it)

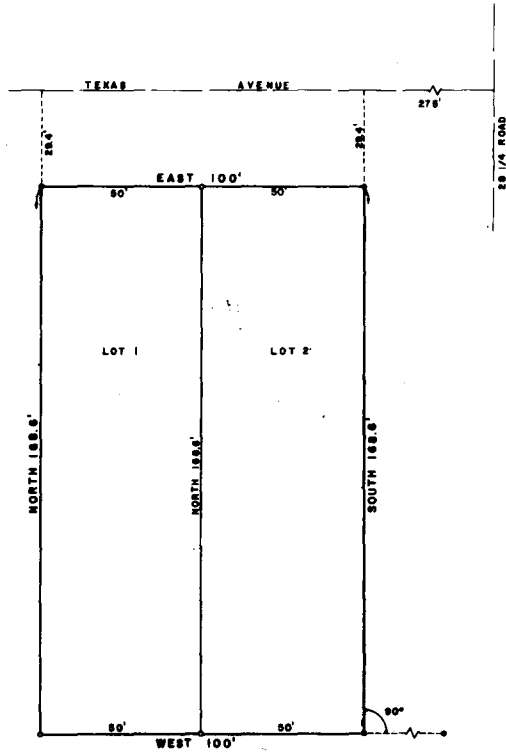
→ Fire - Access to Steel Fab Area - Hydrant on
12th St between western Ave & D Road.

Box Warmer - Create only to point W of Sec line
Recommend Use.

→ Mtn. Bell: Any line relocation required to
be expense of developer. (See note)

→ Change legal to allow 50' from E on 12th for
arterial system.

BROKEN ARROW SUBDIVISION



LEGEND:
 ○ Set no. 4 rebar w/cap
 ● Fd. no. 4 rebar

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Earl Warner and Wayne D. Callahan are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and lying in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: The N^{1/2} of the East 100.00 ft. of the following tract of land: the W^{1/2} E^{1/4} S^{1/4} SE^{1/4} NW^{1/4} and the E^{1/2} W^{1/2} S^{1/4} NW^{1/4} of Sec. 7, T.18, R.1 E. of the Ute Meridian; EXCEPT the North 20.4 ft thereof reserved for Road purposes, as shown by the accompanying plat thereof.

That the said owners have caused the said real property to be laid out and surveyed as Broken Arrow Subdivision, a subdivision of a part of the City of Grand Junction.

That said owners do hereby dedicate and set apart all of the streets and roads 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 such utilities as telephone and electric lines, poles and cables, steam 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 for installation of utilities or ditches referred to above, for grading or landscaping, and for street grading or improvements shall be financed by the seller or purchaser of the City of Grand Junction.

IN WITNESS WHEREOF, said owners Earl Warner and Wayne D. Callahan have caused their names to be hereunto subscribed this day of _____, A.D., 19____.

By _____
Earl Warner

By _____
Wayne D. Callahan

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 19____, by owners, Earl Warner and Wayne D. Callahan.

My Commission expires _____
 Witness my hand and official seal.

Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 19____, and is duly recorded in PLAT Book No. _____, Page _____.

Clerk & Recorder
 By _____
 Deputy

Fee \$ _____

CITY APPROVAL

This plat of Broken Arrow Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____, A.D., 19____, by:

_____	_____	_____
Union Coord. Committee	President of Council	Grand Jct. City Mgr.
_____	_____	_____
Director of Development	Grand Jct. City Planning Commission, Chairman	Grand Jct. City Engineer



ENGINEERS' CERTIFICATE

I, Luther T. Menzinger, do hereby certify that the accompanying plat of Broken Arrow Subdivision, a subdivision of a part of the City of Grand Junction, has been prepared under my direction, and accurately represents a field survey of same.

By _____
 Registered Land Surveyor, L.S. 10386

COUNTY SURVEYORS' CERTIFICATE

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1965, 156-2-2 as amended.

By _____ Date: _____
 Mesa County Surveyor

BROKEN ARROW SUBDIVISION
 A SUBDIVISION IN GRAND JUNCTION
 MESA COUNTY, COLORADO

FOR
 (OWNERS & SUBDIVIDERS)
 EARL WARNER & WAYNE D. CALLAHAN
 % GALE & CO. REALTORS
 1001 NORTH 5th ST.
 GRAND JUNCTION, COLORADO 81501
 PHONE: 242-9880

BY
 MENZINGER SURVEYING
 29 31 ROAD
 GRAND JUNCTION, COLO. 81501
 PHONE: 303-434-7088

OCTOBER 1, 1973 FILE: 73-08-02