

Date Received: 2/1/74

Item # 1-74

Request: Final PUD development for

Mountain Park Apts.

Location: Lots 21-32, Blk. 10, City of Grand

Junction - NE corner 2nd & Buford

Petitioner: Henry Blacklock

Address: 631 26 Rd

Phone: 242-4237

Advertised: yes Date: _____

To Planning Comm: 2/27/74

Action: Approval final PUD developmt.
Staff comment: reloc. trash containers,
add. landscaping in open spaces

Advertised: yes Date: 3/20/74

To City Council: 3/20/74

Action: Approved 4-3/74

Comments: _____

D & W SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned George E. Wheeler and Bruce E. Dixon are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and located within the northeast quarter of the Northwest Quarter of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian as shown on the accompanying plat thereof, said real property being more particularly described by metes and bounds as follows:

Beginning of a point on the East Line of the SE 1/4 NW 1/4 of Section 8, Township 1 South Range 1 East of the Ute Meridian From whence the Northeast Corner of said SE 1/4 NW 1/4 bears N 00°07' W 405.00 feet, thence S 00°07' E 471.15 feet to the Northern Right-of-Way of U.S. Highway 6 and 24, thence along said Right-of-Way S 79°52' W 20.3 feet, thence S 39°56' W 76.7 feet, thence S 79°52' W 601.03 feet to the West Line of the E 1/2 of said SE 1/4 NW 1/4, thence N 00°00' E 641.3 feet, thence S 89°49'30" E 659.9 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and plotted as D & W Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

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, electric and cable television lines, poles and 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.

IN WITNESS WHEREOF, said George E. Wheeler and Bruce E. Dixon have caused their names to be hereunto subscribed this 5th day of February A.D. 1977.

George E. Wheeler
George E. Wheeler
Bruce E. Dixon
Bruce E. Dixon

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 5th day of February A.D. 1977 by George E. Wheeler and Bruce E. Dixon.

My Commission expires November 12, 1977
Witness my hand and official seal

John C. [Signature]
Notary Public

CITY APPROVAL

This plat of D & W Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this _____ day of _____ 197____.

CITY OF GRAND JUNCTION

_____ City Manager	By _____ President of Council
_____ Chairman, Grand Jet City Planning Commission	_____ Director of Development
_____ Public Service Co. of Colo. - Gas & Electric Dept.	_____ Grand Junction City Engineer
_____ Fraternal Service Officer	_____ Mountain States Oil & Gas Co.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A. D. 197____, and is duly recorded in Plat Book No. _____ Page _____
Clerk & Recorder
By _____ Deputy

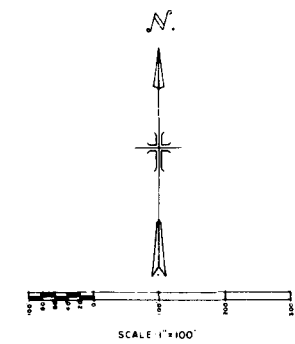
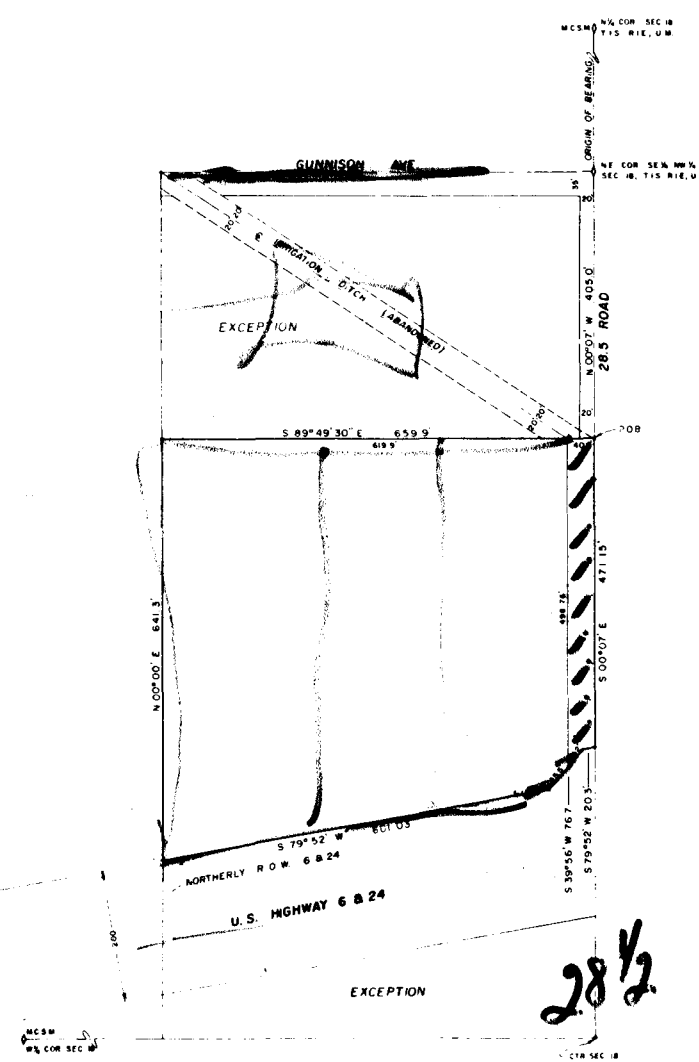
SURVEYOR'S CERTIFICATE

I, Clarence J. Bistak, do hereby certify that the accompanying plat of D & W Subdivision, 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.

Clarence J. Bistak
Registered Land Surveyor

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

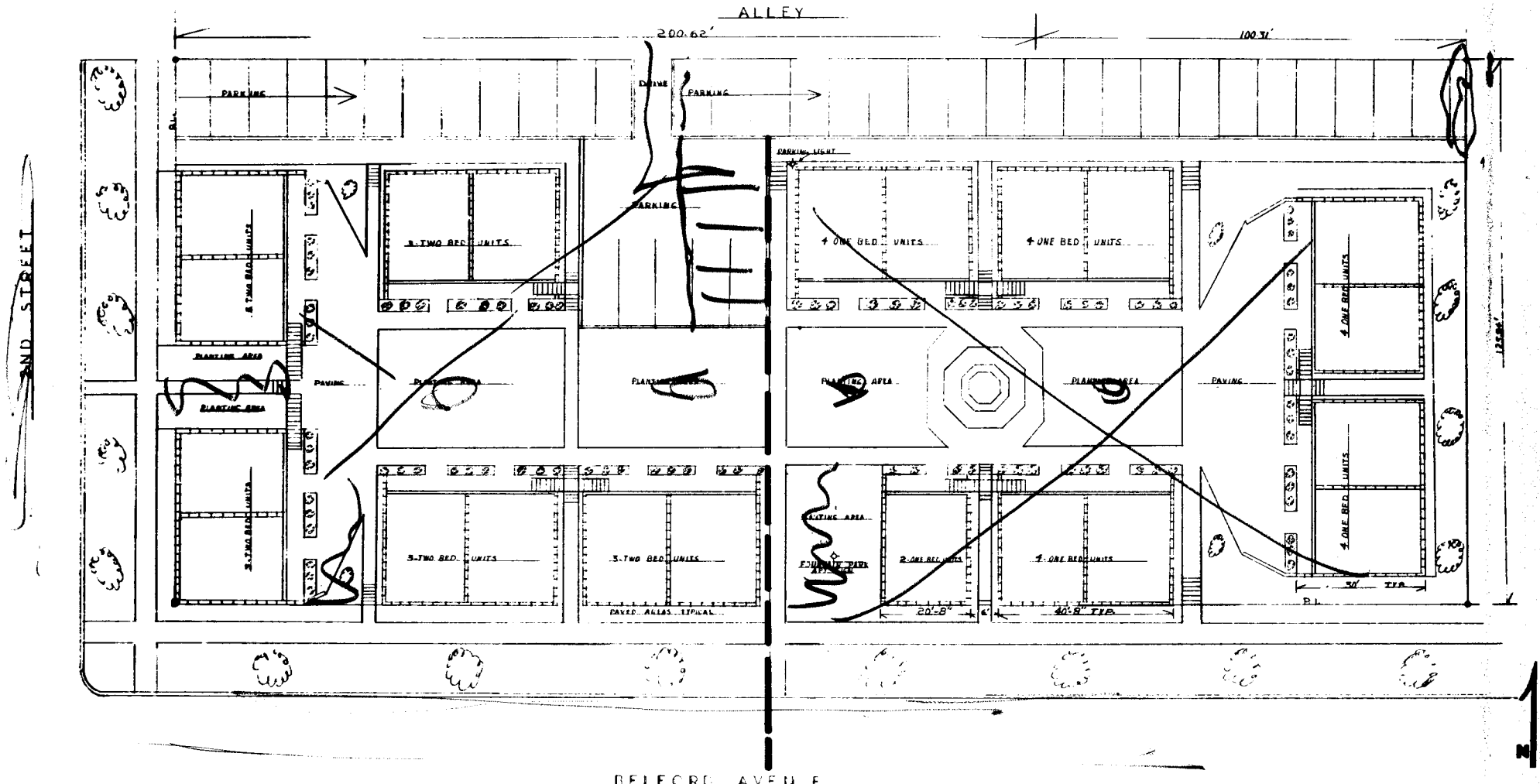
Mesa County Surveyor Date



LEGEND
 ○ MESA COUNTY SURVEY MONUMENT
 • SET NO. 5 REBAR WITH CAP
 * FOUND PINS

28 1/2

WESTERN ENGINEERS, INC.
 PLAT OF
D & W SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO
 SURVEYED BY _____ DRAWN BY _____ PLOTTED BY _____
 GRAND JUNCTION, COLO. DATE 1-28-77



BAND STREET

ALLEY

BELFORD AVENUE

Proposed
Development

EXISTING
Development

FOUNTAIN PARK
APARTMENTS
246 BELFORD
PLOT PLAN
M.A. BLAYLOCK