



Date Received: 2/1/74

Item # 14-74

Request: Consider final plat Peterson-Drivin Sub.

Location: South of Grand Ave., North of the

Location: N & R 6th RD R.O.W., W. of 28 Road

Petitioner: J.C. Drivin & Vern Anderson

Address: 2655 Central Drive Phone: 242-6103

Advertised: yes Date: \_\_\_\_\_

To Planning Comm: 2/27/74

Action: Approved final plat subject to  
50' R.O.W. along Grand

Advertised: yes Date: 3/8/74

To City Council: 3/27/74

Action: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

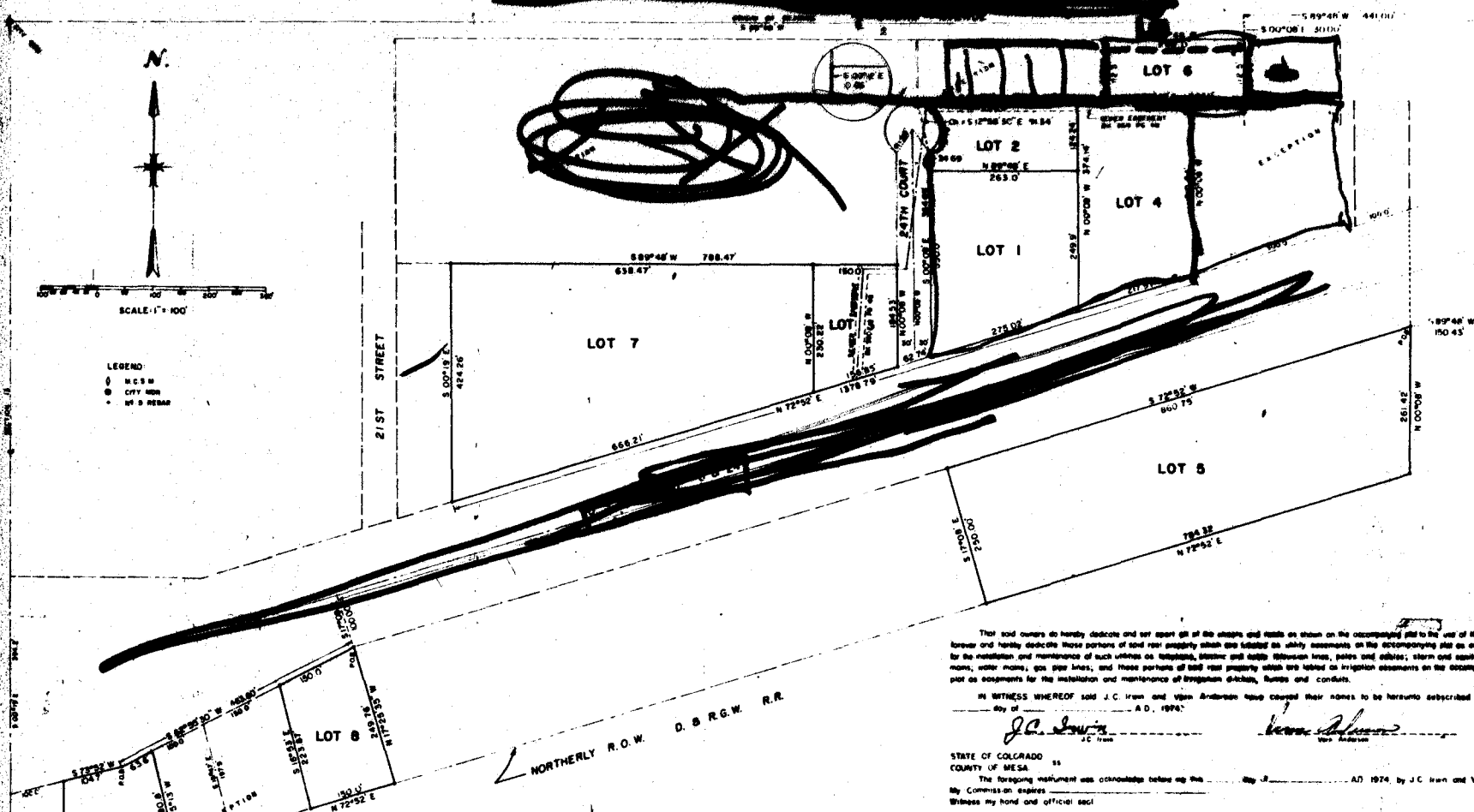
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**PETERSON - IRWIN SUBDIVISION**

DEDICATION

ALL MEN BY THESE PRESENTS:

That the undersigned J. C. Irwin and Vern Anderson are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 West of the 11th Meridian as shown on the accompanying plat hereof, said real property being more particularly described by metes and bounds as follows:

Lots 1, 2, 3, 4, 5, and 7

Beginning of a point which bears S 89° 48' W 441.0 ft and S 00° 08' E 30.0 ft from the East Quarter Corner of Section 13, T. 1 S., R. 1 W., of the 11th Meridian. Said Point of Beginning being on the South Right-of-Way of Grand Avenue, City of Grand Junction, Colorado. Thence S 89° 48' W 284.0 ft, thence S 00° 08' E 112.9 ft, thence S 89° 48' W 338.7 ft, thence S 00° 12' E 0.46 ft to the Northern Right-of-Way of 28th Street, thence along the arc of a 500 ft radius curve to the right (115.15 ft) the chord of which bears S 12° 58' 30" E 34.8 ft, thence S 00° 12' E 364.8 ft to the Northern Right-of-Way of U.S. Highway 6 & 24, thence S 72° 52' W 62.74 ft, thence N 00° 08' W 188.83 ft, thence S 89° 48' W 788.47 ft, thence S 00° 19' E 424.26 ft to the Northern Right-of-Way of U.S. Highway 6 & 24, thence along said Northern Right-of-Way N 72° 52' E 1,378.79 ft, thence N 00° 08' W 310.64 ft, thence N 89° 48' E 91.95 ft, thence N 00° 08' W 482.4 ft to the Point of Beginning.

And also,

Lot 8

Beginning of a point which bears S 00° 19' E 546.56 ft and S 89° 48' W 150.43 ft from the East Quarter Corner of Section 13, T. 1 S., R. 1 W., of the 11th Meridian. Said Point of Beginning being on the Southern Right-of-Way of U.S. Highway 6 & 24. Thence along said Southern Right-of-Way S 72° 52' W 860.75 ft, thence S 17° 08' E 260.0 ft to the Northern Right-of-Way of the Denver and Rio Grande Western Railroad, thence along said Northern Right-of-Way N 72° 52' E 784.32 ft, thence N 00° 08' W 261.42 ft to the Point of Beginning.

And also,

Lot 9

Beginning of a point which bears S 00° 19' E 195.0 ft and S 72° 52' W 2,146.9 ft and S 17° 08' E 1000 ft from the East Quarter Corner of Section 13, T. 1 S., R. 1 W., of the 11th Meridian. Said Point of Beginning being on the Southern Right-of-Way of U.S. Highway 6 & 24. Thence along said Southern Right-of-Way S 62° 55' 30" W 800.0 ft, thence S 16° 53' E 223.87 ft to the Northern Right-of-Way of the Denver and Rio Grande Western Railroad, thence N 72° 52' E along said Northern Right-of-Way 100.0 ft, thence N 72° 52' W 249.76 ft to the Point of Beginning.

And also,

Lot 10

Beginning of a point which bears S 00° 08' E 395.0 ft and S 72° 52' W 2,146.9 ft and S 17° 08' E 1000 ft from the East Quarter Corner of Section 13, T. 1 S., R. 1 W., of the 11th Meridian. Said Point of Beginning being on the Southern Right-of-Way of U.S. Highway 6 & 24. Thence along said Southern Right-of-Way S 62° 55' 30" W 800.0 ft, thence S 16° 53' E 223.87 ft to the Northern Right-of-Way of the Denver and Rio Grande Western Railroad, thence N 72° 52' E along said Northern Right-of-Way 100.0 ft, thence N 72° 52' W 249.76 ft to the Point of Beginning.

That said owners have caused the said real property to be laid out and platted as Peterson-Irwin 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 alleys shown on the accompanying plat to the use of the public and hereby dedicate those portions of said real property shown and labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric and water lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled on irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and canals.

IN WITNESS WHEREOF said J.C. Irwin and Vern Anderson have caused their names to be hereunto subscribed this 1st day of \_\_\_\_\_ A.D. 1974.

*J.C. Irwin*  
J.C. Irwin

*Vern Anderson*  
Vern Anderson

STATE OF COLORADO ss  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1974, by J.C. Irwin and Vern Anderson, My Commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_

CITY APPROVAL

The plat of Peterson-Irwin Subdivision, 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. 1974.

City of Grand Junction

CITY OF GRAND JUNCTION

City Manager \_\_\_\_\_

President of Council \_\_\_\_\_

Clerk, Grand Junction City Planning Commission \_\_\_\_\_

Director of Development \_\_\_\_\_

Public Services Director \_\_\_\_\_

Grand Junction City Engineer \_\_\_\_\_

City Auditor \_\_\_\_\_

CLEAR AND RECORDER'S CERTIFICATE

STATE OF COLORADO ss  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1974.

By \_\_\_\_\_

SURVEYOR'S CERTIFICATE

Cordeus J. Bata do hereby certify that the accompanying plat of Peterson-Irwin Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under the direction and accurate supervision of a field survey of mine.

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting Pursuant to C.R.S. 1963, 135-2-2 as amended.

WESTERN ENGINEERS, INC.  
PLAT # \_\_\_\_\_  
**PETERSON - IRWIN SUBDIVISION**  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO