

Date Received: 4/1/74

Item # 19-74

Request: Final Plat Wagner Sub.

Location: _____
Location: S70'1/4 SE 1/4 Section 7, T13, R1E, So. of
Elm Ave & 125 ft. west of 28 3/4 Rd.

Petitioner: Olive M & Cora Wagner

Address: _____ Phone: _____

Advertised: yes Date: 4/27/74

To Planning Comm: 4/24/74

Action: _____

Advertised: yes Date: 4/27/74

To City Council: 5/15/74

Action: Approved

Comments: _____

WAGNER SUBDIVISION

RECITATION

BEFORE ME ALL MEN BY THESE PRESENTS:

That the undersigned Oliver M. Wagner and Cora Wagner are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 7, Township 1 South, Range 1 East of the 10th Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northeast Corner (NE Cor.) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 7; thence North $90^{\circ}00'00''$ West along the North Line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 7 a distance of 125.00 feet; thence South $00^{\circ}00'00''$ East, 30.00 feet to the True Point of Beginning; thence continuing South $00^{\circ}00'00''$ East, 84.00 feet; thence North $90^{\circ}00'00''$ West, 145.00 feet; thence North $00^{\circ}00'00''$ West, 84.00 feet; thence South $90^{\circ}00'00''$ East, 145.00 feet to the True Point of Beginning. Containing 0.2736 acres.

That the said owners have caused the said real property to be laid out and surveyed as Wagner Subdivision, a subdivision of a part of the County of Mesa, 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 and drainage easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains, and gas pipe lines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser—not the City of Grand Junction.

IN WITNESS WHEREOF, said owners, Oliver M. Wagner and Cora Wagner, have caused their names to be hereunto subscribed this _____ day of _____, A.D., 1974.

Oliver M. Wagner Cora Wagner

STATE OF COLORADO)
COUNTY OF HESA) SS

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1974, by Oliver M. Wagner and Cora Wagner.
My commission expires: _____
Witness my hand and official seal

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF HESA) SS

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., _____ A.D., 1974, and is duly recorded in plat book _____, page _____.

Clerk and Recorder Deputy

CITY APPROVAL

This plat of Wagner 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., 1974, by

| | | |
|----------------------------|---|--------------------------|
| Utilities Coord. Committee | President of Council | Grand Jct. City Mgr. |
| Director of Development | Grand Jct. City Planning Commission, Chairman | Grand Jct. City Engineer |

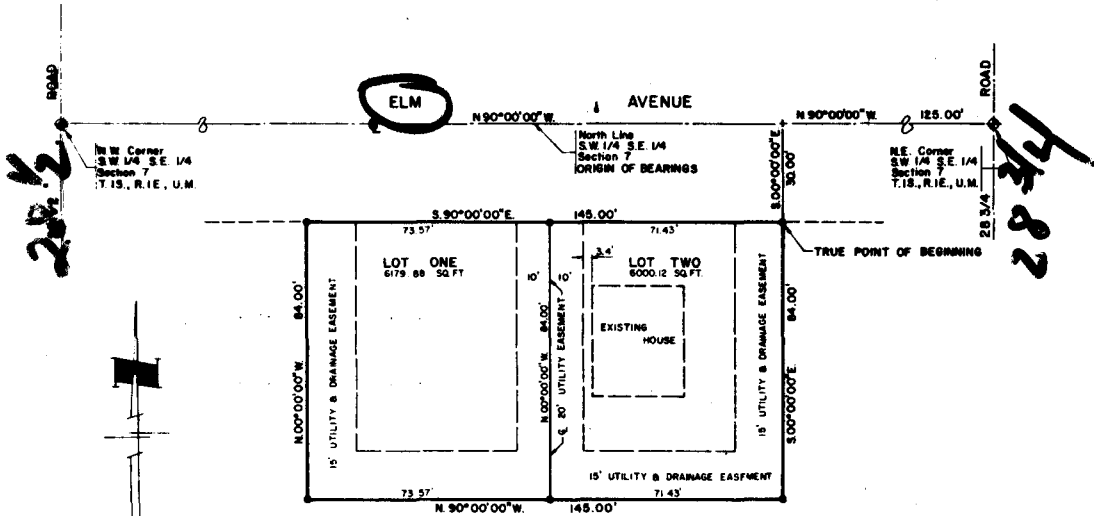
SURVEYOR'S CERTIFICATE

I, James T. Petty, Jr., do hereby certify that the accompanying plat of Wagner Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

James T. Petty, Jr.
James T. Petty, Jr.
Registered Land Surveyor
Colorado Reg. No. 9960

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

By: _____ Date _____
Mesa County Surveyor



- ◆ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebor & Monument Cap Set By N.H.P.O

WAGNER SUBDIVISION
PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC
FOR
MONUMENT LAND COMPANY
GRAND JUNCTION, COLORADO APRIL 3, 1974