

Date Received: May 1, 1974

Item # 26-74

Request: Consider final plat of Lucas Subdiv

Location: involving .738 acres with P1A

Location: NW 1/4, SW 1/4 of Section 7, T15, R1E,

Petitioner: Ute Meridian, North of Elm Ave. E W of 28 1/4 Rd
Robert G. & Joan Lucas and Myrtle L. Powell

Address: _____ Phone: _____

Advertised: yes Date: 5/11/74

To Planning Comm: 5/29/74

Action: _____

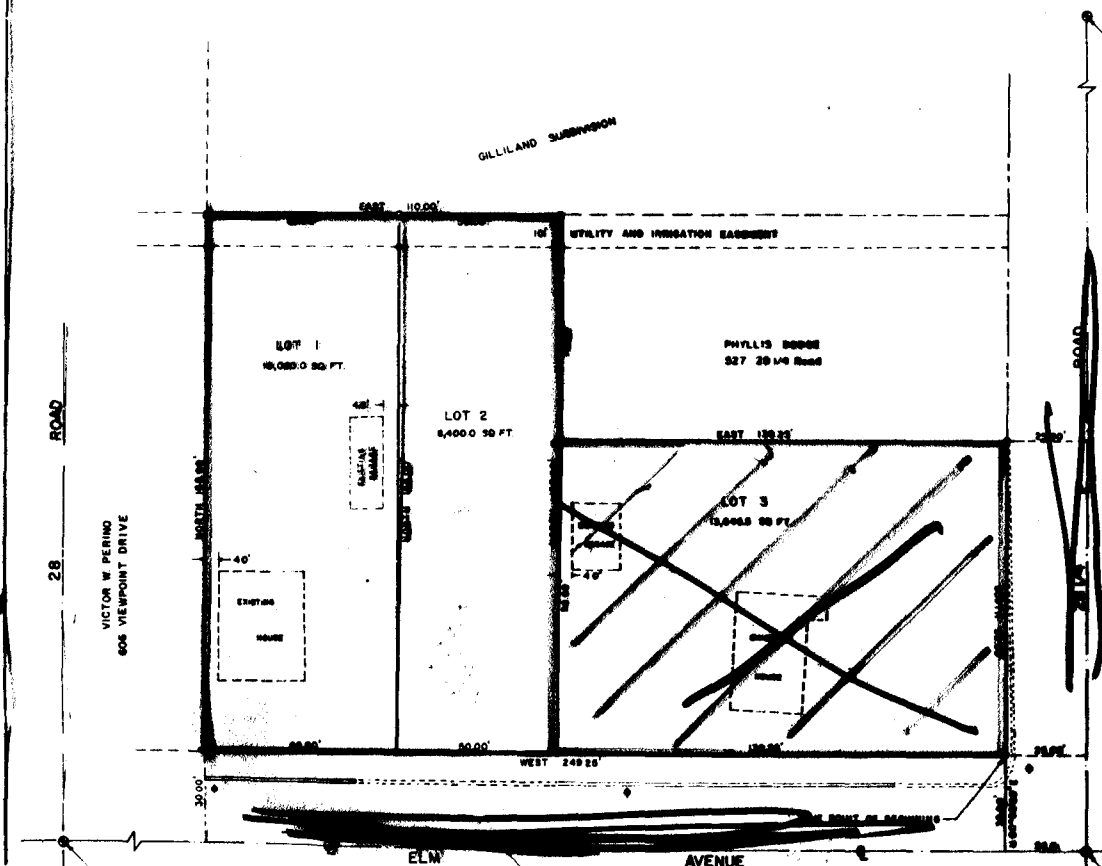
Advertised: Not rep Date: _____

To City Council: June 5, 1974

Action: Approved as submitted

Comments: _____

LUCAS SUBDIVISION



SW CORNER NW 1/4 SW 1/4 Section 7 T.19, R.12, U.M.

SOUTH LINE NW 1/4 SW 1/4 Section 7 T.19, R.12, U.M.

NE CORNER NW 1/4 SW 1/4 Section 7 T.19, R.12, U.M.

SE CORNER SW 1/4 SW 1/4 Section 7 T.19, R.12, U.M.

- Indicates Meo County Brass Cap
- Indicates 5/8" Rebar with Cap stamped 9649
- ◆ Indicates Existing Utility Power Pole
- Indicates Existing Concrete Lined Irrigation Ditch
- Indicates Existing Unlined Irrigation Ditch



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Robert G. Lucas, Jean Lucas, and Myrtle L. Powell are the owners of that real property situated in the County of Meo, State of Colorado, and lying in a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 1 South, Range 1 East of the 12th Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows: Commencing at the Southeast Corner (SE Cor) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 7, Thence N 90° 00' 00" W along the South line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 7 a distance of 25.00 feet; thence N 00° 00' 00" E 30.00 feet to the TRUE POINT OF BEGINNING; thence West 249.25 feet; thence North 180.00 feet; thence East 110.00 feet; thence South 70.00 feet; thence East 139.75 feet; thence South 98.00 feet more or less to the True Point of Beginning. Containing 0.728 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as Lucas Subdivision a subdivision of a part of the County of Meo, 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 on utility and irrigation easements on the accompanying plat for installation and maintenance of such systems as telephone and electric lines, water, gas, irrigation, storm and sanitary sewer water, water mains, and gas lines.

That all expenses for installation of utilities referred to above for grading, landscaping and for all other improvements shall be assumed by the owner or purchaser of the City of Grand Junction.

IN WITNESS WHEREOF, said owners, Robert G. Lucas, Jean Lucas, and Myrtle L. Powell, have caused their names to be respectively subscribed this 27th day of May, A.D. 1974.

Robert G. Lucas
Robert G. Lucas

Jean Lucas
Jean Lucas

Myrtle L. Powell
Myrtle L. Powell

STATE OF COLORADO)
COUNTY OF MEO)

This foregoing instrument was acknowledged before me this 27th day of May, A.D. 1974, by Robert G. Lucas, Jean Lucas, and Myrtle L. Powell. My commission expires August 1, 1974.

Witness my hand and official seal.

Charles J. ...
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MEO)

I hereby certify that this instrument was filed in my office on the 27th day of May, A.D. 1974, and is duly recorded in plat book _____, page _____.

Clerk and Recorder

CITY APPROVAL

The plat of Lucas Subdivision, a subdivision of the City of Grand Junction, County of Meo, and State of Colorado, was approved and accepted this 27th day of May, A.D. 1974, by

UNITED STATES COMMITTEE: _____ Mayor of Grand Junction, City Mgr.

DIRECTOR OF DEVELOPMENT: _____ Grand Jct. City Engineer

SURVEYOR'S CERTIFICATE

I, Lee E. Ingram, do hereby certify that the accompanying plat of Lucas Subdivision a subdivision of a part of the County of Meo, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

Lee E. Ingram
Lee E. Ingram
Registered Land Surveyor
Colorado Reg. No. 9649

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting, pursuant to C.R.S. 1963, 156-2-2 as amended.

By: _____ Date _____
Meo County Surveyor

LUCAS SUBDIVISION			
DATE	APPROVED BY	SCALE	PLAT NO.
5-1-74		1"=20'	L.E.