

FINKEL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

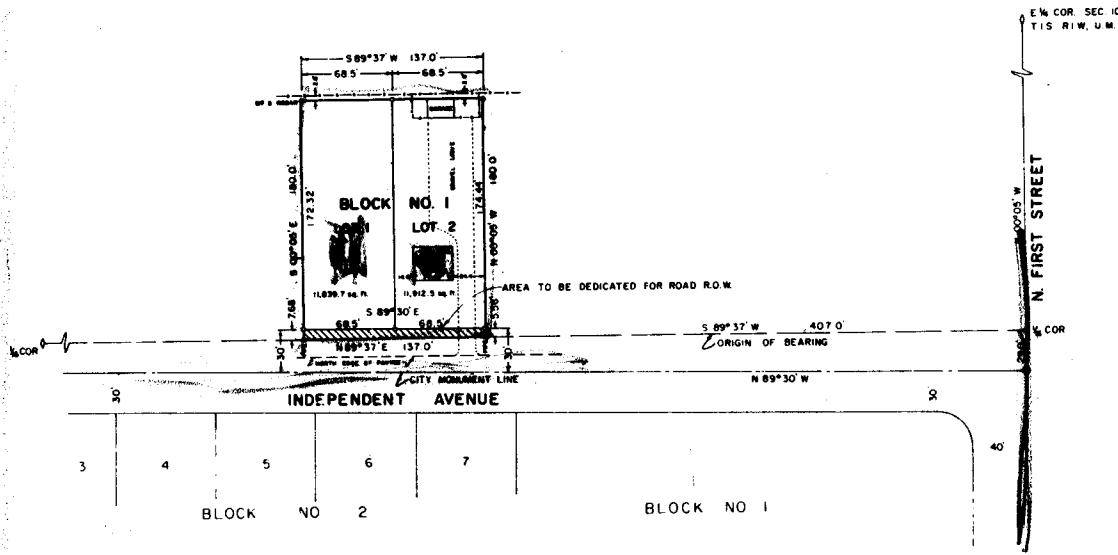
That the undersigned Roy W. Finkel and Eleanor M. Finkel are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Northeast Quarter of the Southeast Quarter of Section Ten (10), Township One (1) South, Range One (1) West of the Ute Meridian as shown on the accompanying plat thereof; said real property being more particularly described by metes and bounds as follows:

Beginning at a point S 89° 37' W 407.0 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian,
 thence N 00° 05' W 180.0 feet,
 thence S 89° 37' W 137.0 feet,
 thence S 00° 05' E 180.0 feet,
 thence N 89° 37' E 137.0 feet to the Point of Beginning.

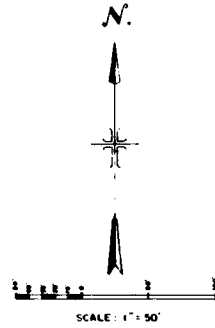
The said owners have caused the said real property to be laid out and plotted as Finkel Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

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, wires 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 Roy W. Finkel and Eleanor M. Finkel have caused their names to be hereunto subscribed this 20th day of May A.D. 1974.



- LEGEND:**
- FOUND CORNER AS NOTED
 - SET NO. 5 REBAR W/CAP
 - ◊ M.C.S.M.
 - CITY MON



Roy W. Finkel
 ROY W. FINKEL
Eleanor M. Finkel
 ELEANOR M. FINKEL
John C. Shepherd
 JOHN C. SHEPHERD
 ATTORNEY PUBLIC

STATE OF COLORADO
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 20th day of May A.D. 1974 by Roy W. Finkel and Eleanor M. Finkel. My Commission expires Nov. 12, 1977. Witness my hand and official seal.

CITY APPROVAL

This plat of Finkel 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., 19__.

CITY OF GRAND JUNCTION

_____ CITY MANAGER	By _____ PRESIDENT OF COUNCIL
_____ CHAIRMAN BOARD OF CITY PLANNING COMMISSION	_____ DIRECTOR OF DEVELOPMENT
_____ UTILITIES COMMISSION CHAIRMAN	_____ CITY AND CITY ENGINEER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
 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 Number _____ Page Number _____.

CLERK & RECORDER
 By _____
DEPUTY

SURVEYOR'S CERTIFICATE

I, Clarence J. Biehn do hereby certify that the accompanying plat of Finkel Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

Clarence J. Biehn
 CLARENCE J. BIEHN
 REGISTERED LAND SURVEYOR - COLORADO

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.

WESTERN ENGINEERS, INC.
 PLAT OF
FINKEL SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO
 GRAND JUNCTION, COLO. 8160 1-708-71 3/18/74