

Date Received: July 17, 1974

Item # 36-74

Request: Consider plat of the Arnold Subdivision

Location: involving 2 lots with R-2, ~~two~~ two family res. zoning.

Location: The SE 1/4 of Sec. 10, South of Independent Ave.,

Petitioner: Glen F. W.B. and M.E. Arnold
North of Kennedy Ave., approx. 1200' W of First Street.

Address: _____ Phone: _____

Advertised: yes no Date: July 21, 1974

To Planning Comm: _____

Action: _____

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____

July 2, 1974

Mr. Richard W. Cisar:

This letter notifies you and the City Planning Department of Grand Junction, Colorado that I, Mrs. Walter Arnold, am in the process of making a subdivision plat in accordance with the city development regulations.

I am requesting a building permit prior to approval of the subdivision plat. It is my understanding that the building permit will be issued to me at my own risk, subject to the final approval of the plat.

Yours truly,

Mrs. Walter Arnold
Mrs. Walter Arnold

ARNOLD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Glen F. Arnold, W. B. Arnold, and M. E. Arnold 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 of Section Ten, Township One South, Range One West of the 1st Meridian as shown in the accompanying plat thereof, said real property being more particularly described by name and bounds as follows:

Beginning at a point which is S 00°05' W 50.0 feet from the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 10, Township 1 South, Range 1 West of the 1st Meridian, thence S 89°30' E 99.2 feet, thence S 00°05' W 250.0 feet, thence S 89°30' W 9.2 feet, thence S 87°42' E along the arc of a curve to the left having a radius of 1400 feet (the chord bears S 70°35'55" W 95.47 feet), thence N 00°05' E 282.98 feet to the point of beginning.

That said owners have caused the said real property to be laid out and platted in Arnold 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 lay 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, gas and water lines, storm and sanitary sewer lines, water mains, gas pipe lines with further right of ingress and egress to and from the above described utility easements, 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 canals.

IN WITNESS WHEREOF said Glen F. Arnold, W. B. Arnold and M. E. Arnold have caused their names to be hereunto subscribed this _____ day of _____, A.D. 19____.

Glen F. Arnold (Trustee)

W. B. Arnold

M. E. Arnold
STATE OF COLORADO
COUNTY OF MESA
The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 19____, by Glen F. Arnold, W. B. Arnold and M. E. Arnold, My Commission expires _____.
Witness my hand and official seal _____
Notary Public

CITY APPROVAL

This plat of Arnold 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

Mayor

City Clerk

City Engineer

CLERK AND RECORDER'S CERTIFICATE

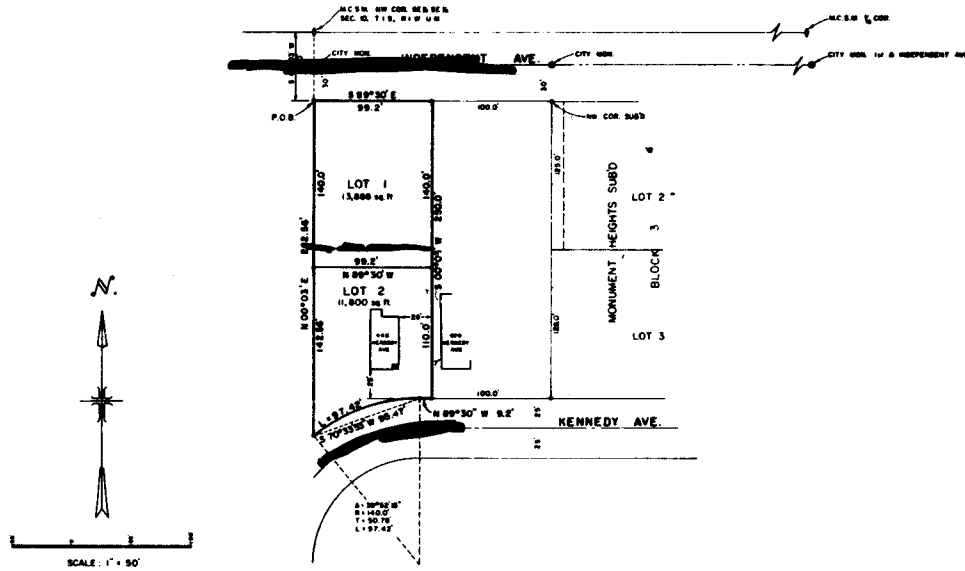
STATE OF COLORADO
COUNTY OF MESA
I hereby certify that this instrument was filed in my office at _____, Colorado, on _____, A.D. 19____ and is duly recorded in Plat Book Number _____ Page Number _____.

SURVEYOR'S CERTIFICATE

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

Clarence J. Bish
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.



LEGEND:

- Mesa County Survey Monument
- City Monument
- Found W.P. 5 Rebar
- Set of 5 Rebar w/cap

#36-84

WESTERN ENGINEERS, INC.
PLAT OF
ARNOLD SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO