



The use of the property herein dedicated shall be restricted for a period of five years from date, or until the area is zoned by the Mesa County Planning Commission, which ever is sooner, to business, commercial and industrial purposes and to such residential use as may be had in connection with such business, residential and industrial purposes.

**BAUMANS COMMERCIAL SUBDIVISION**

**DEDICATION**

**NOW ALL MEN BY THESE PRESENTS:**

That the undersigned, John C. Bauman and Dorothy V. Bauman are owners of that real property lying north of the Right of Way of U.S. Highway 6 & 50 in the West 1/4 of the NE 1/4 of the SW 1/4 of Section 10 T. 1 S. R. 1 W. of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat thereof.

That the said John C. Bauman and Dorothy V. Bauman have caused said real property to be laid out and surveyed as Bauman's Commercial Subdivision, a subdivision of a part of the County of Mesa;

That the said John C. Bauman and Dorothy V. Bauman 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 easements on the accompanying plat as easements for the installation of public utilities.

IN WITNESS WHEREOF, said John C. Bauman and Dorothy V. Bauman have caused their names to be hereunto subscribed this 3rd day of December, AD. 1955.

*John C. Bauman*  
*Dorothy V. Bauman*

STATE OF COLORADO } ss.  
 COUNTY OF MESA }  
 The foregoing instrument was acknowledged before me this 3rd day of December, AD. 1955, by John C. Bauman and Dorothy V. Bauman.

My commission expires January 6, 1959.  
 Witness my hand and official seal.

*L. M. Finnessey*  
 Notary Public

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss.  
 COUNTY OF MESA }  
 I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., AD. 1955 and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_.

Fee \_\_\_\_\_ Recorder \_\_\_\_\_

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 13 day of December AD. 1955. County Planning Commission of the County of Mesa, Colorado.  
 By *Ray Bauman*  
 Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this \_\_\_\_\_ day of \_\_\_\_\_ AD. 1955. Board of County Commissioners of the County of Mesa, Colorado.  
 By \_\_\_\_\_  
 Chairman

**SURVEYORS CERTIFICATE**

I, William J. Potter, do hereby certify that the accompanying plat of Bauman's Commercial Subdivision, a subdivision of a part of the County of Mesa, has been prepared by me and accurately represents a survey of same.

*William J. Potter*  
 Registered Surveyor