

MESA MALL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, General Growth Properties, a Massachusetts voluntary association, the Owner of that real property situated in the County of Mesa, State of Colorado and being part of Sections 4 and 9, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows

Beginning at a point which bears N 89°56'13" E 3000 feet from the Southwest Corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, thence N 00°06'21" E 979.99 feet along the East Right-of-Way line of 24 Road, thence along the Southerly Right-of-Way line of F Road (new alignment) N 89°59'40" E 567.20 feet, thence leaving said Southerly Right-of-Way line S 00°00'20" E 25.00 feet, thence along the arc of a 505.00 foot radius curve to the left 29.22 feet (the chord of which bears S 01°39'46" E 29.21 feet, thence S 62°10'00" W 181.86 feet, thence along the arc of a 255.00 foot radius curve to the left 232.17 feet (the chord of which bears S 36°05' W 224.24 feet), thence S 10°00'00" W 198.55 feet, thence along the arc of a 255.00 foot radius curve to the left 221.34 feet (the chord of which bears S 14°52'00" E 214.46 feet), thence S 39°44'00" E 528.21 feet, thence along the arc of a 405.00 foot radius curve to the left 81.52 feet (the chord of which bears S 45°30'00" E 81.39 feet), thence S 51°16'00" E 307.91 feet, thence along the arc of a 550.00 foot radius curve to the right 60.16 feet (the chord of which bears S 48°08'00" E 60.13 feet), thence S 45°00'00" E 191.36 feet, thence along the arc of a 455.00 foot radius curve to the left 32.03 feet (the chord of which bears S 47°00'59" E 32.02 feet), thence N 45°00'00" E 338.71 feet, thence along the arc of a 120.00 foot radius curve to the left 73.30 feet (the chord of which bears N 27°30'00" E 72.17 feet), thence N 10°00'00" E 91.46 feet, thence along the arc of a 120.00 foot radius curve to the left 188.50 feet (the chord of which bears N 35°00'00" W 169.71 feet), thence N 80°00'00" W 95.84 feet, thence along the arc of a 168.00 foot radius curve to the right 63.91 feet (the chord of which bears N 69°06'05" W 63.53 feet), thence N 58°12'11" W 114.61 feet, thence N 10°00'00" E 958.64 feet to a point on the Southerly Right-of-Way line of F Road (new alignment), thence along said Southerly Right-of-Way line of F Road (new alignment) N 89°59'40" E 602.74 feet, thence along the arc of a 450.00 foot radius curve to the right 644.03 feet (the chord of which bears S 49°00'20" E 590.45 feet), thence S 08°00'20" E 298.47 feet, thence along the arc of a 400.00 foot radius curve to the left 392.27 feet (the chord of which bears S 36°06'00" E 376.74 feet) to a point on the West Right-of-Way line of 24.5 Road, thence along said West Right-of-Way line of 24.5 Road S 00°11'55" W 1307.72 feet, thence along said West Right-of-Way line of U.S. Highway 6 and 50, thence along said Highway Right-of-Way line S 67°02'41" W 28.34 feet, thence along the arc of a 5830.00 foot radius curve to the left 790.28 feet (the chord of which bears N 63°29'29" W 789.67 feet), thence N 67°22'30" W 501.80 feet, thence along the arc of a 5630.00 foot radius curve to the right 1083.04 feet (the chord of which bears N 61°47'8" W 1081.37 feet), thence N 56°21'00" W 266.40 feet, thence leaving said Highway Right-of-Way line N 05°24'43" E 249.64 feet to the South line of said Section 4, thence along said South line of Section 4 S 89°56'13" W 203.50 feet to the Point of Beginning. Containing 74.583 acres more or less.

That said Owner has caused the said real property to be laid out, surveyed, and known as Mesa Mall Subdivision, a subdivision of a part of Mesa County, Colorado

That said Owner does 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 to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines and telephone lines, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

N. WITNESSETH WHEREFORE said Owner has caused his name to be hereunto subscribed this 18th day of January A.D. 1980

GENERAL GROWTH PROPERTIES
By Stanley Richards

STATE OF COLO.)
COUNTY OF POLK)
The foregoing instrument was acknowledged before me this 18 day of January A.D. 1980, by Stanley Richards
My Commission Expires 9/30/82
Witness My Hand and Official Seal
Sharon K. Lewis
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 4:05 o'clock P. M., this 7th day of January A.D. 1980, and is duly recorded in Plat Book No. 12, Page 233.
Fees \$10.00
Deputy
Earl Sawyer
Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 23 day of January A.D. 1980 County Planning Commission of the County of Mesa, Colorado
Harry C. Tallent
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22 day of January A.D. 1980 Board of County Commissioners of the County of Mesa, Colorado
Rick Peterson
Chairman

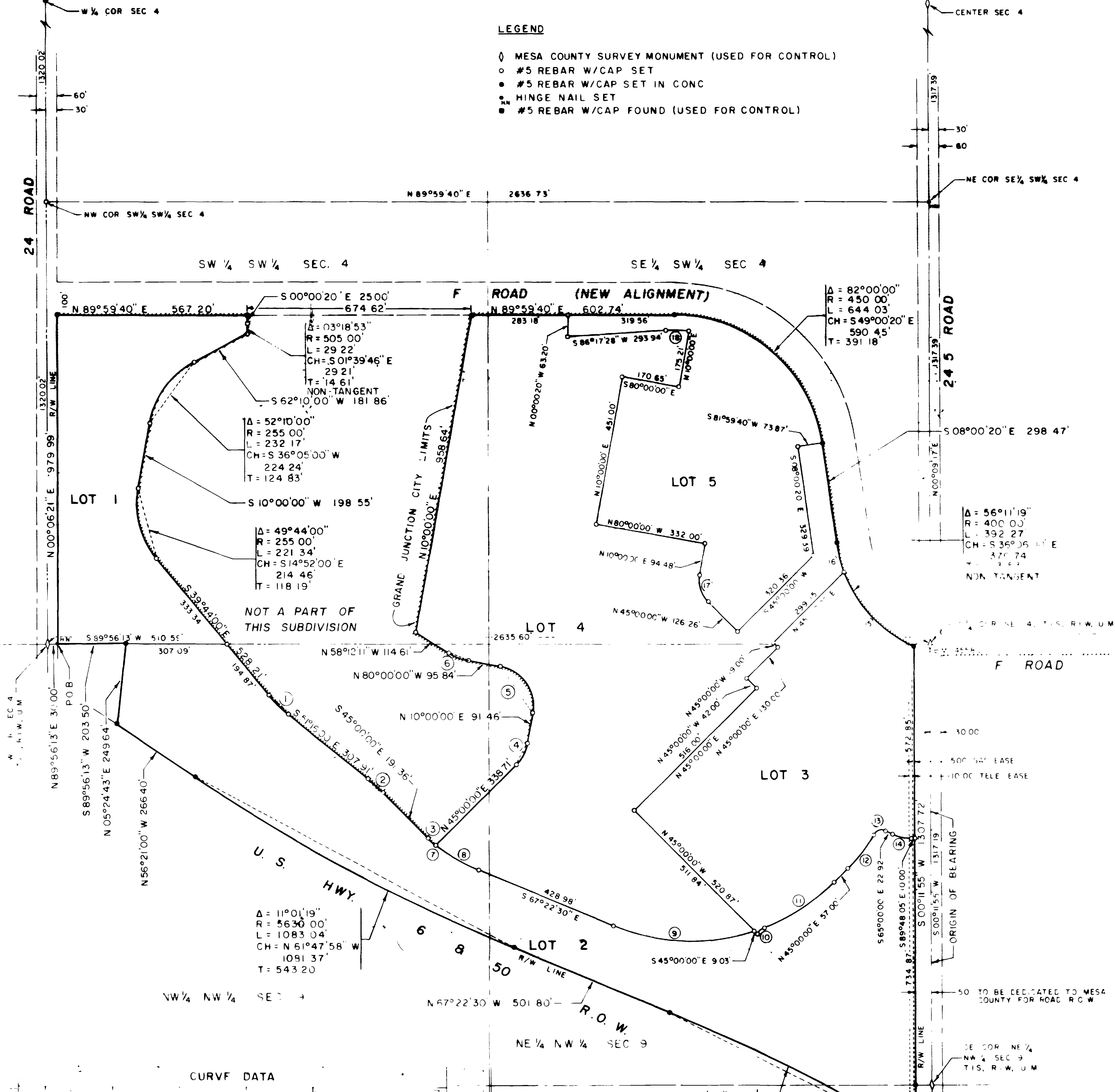
SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Mesa Mall Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.
J. Boyd Peterson
Colorado Reg. No. 5837

By Bill Boman Date 1-22-80
Mesa County Road Department

LEGEND

- ◊ MESA COUNTY SURVEY MONUMENT (USED FOR CONTROL)
- #5 REBAR W/CAP SET
- #5 REBAR W/CAP SET IN CONC
- HINGE NAIL SET
- #5 REBAR W/CAP FOUND (USED FOR CONTROL)



CURVE DATA

STATION	BEARING	RADIUS	LENGTH	TANGENT	CHORD	NON-TANGENT
1	S 82°00'00" E	405.00'	81.52'	40.90'	S 45°30'00" E 81.39'	
2	S 48°08'00" E	505.00'	60.16'	30.11'	S 48°08'00" E 60.13'	
3	S 47°00'59" E	475.00'	32.03'	16.02'	S 47°00'59" E 32.02'	NON-TANGENT
4	N 27°30'00" E	100.00'	73.30'	37.84'	N 27°30'00" E 72.17'	
5	N 35°00'00" W	168.00'	120.00'	120.00'	N 35°00'00" W 169.71'	
6	N 69°06'05" W	168.00'	63.91'	32.35'	N 69°06'05" W 63.53'	
7	S 45°00'00" E	475.00'	177.69'	89.09'	S 45°00'00" E 175.56'	
8	S 58°12'11" W	475.00'	145.50'	73.46'	S 58°12'11" W 145.04'	NON-TANGENT
9	S 59°18'13" E	675.00'	441.98'	23.37'	S 59°18'13" E 432.22'	NON-TANGENT
10	N 45°00'00" E	250.00'	20.43'	10.81'	N 45°00'00" E 19.84'	NON-TANGENT
11	N 56°21'00" W	250.00'	250.23'	126.93'	N 56°21'00" W 249.45'	NON-TANGENT
12	N 37°50'52" E	205.00'	126.08'	63.37'	N 37°50'52" E 125.75'	NON-TANGENT
13	N 72°50'52" E	25.00'	36.78'	22.63'	N 72°50'52" E 33.46'	
14	S 77°24'02" E	145.00'	58.44'	29.68'	S 77°24'02" E 57.38'	
15	S 41°35'22" E	400.00'	315.62'	166.54'	S 41°35'22" E 307.50'	NON-TANGENT
16	N 13°29'42" W	300.00'	76.65'	38.44'	N 13°29'42" W 76.53'	NON-TANGENT
17	N 17°33'00" W	88.00'	84.47'	45.81'	N 17°33'00" W 81.27'	NON-TANGENT
18	N 88°43'23" W	406.63'	70.77'	35.47'	N 88°43'23" W 70.68'	NON-TANGENT

SUPPLEMENTARY UTILITY EASEMENT DEDICATION

That said Owner does hereby dedicate and set apart an easement for all existing utilities for the maintenance of utilities and drainage facilities, together with the perpetual right of ingress and egress for the maintenance and replacement of said lines upon sufficient notice to the Owner. Additional easements for future utilities may be located upon the property at places designated by the Owner.

AREA QUANTITIES - TOTAL NO OF LOTS = 5

LOT 1 = 7.732 ACRES = 10.37 %
LOT 2 = 19.223 ACRES = 25.77 %
LOT 3 = 11.358 ACRES = 15.23 %
LOT 4 = 26.970 ACRES = 36.16 %
LOT 5 = 9.300 ACRES = 12.47 %
TOTAL = 74.583 ACRES = 100 %

WESTERN ENGINEERS, INC
PLAT OF
MESA MALL SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED J.B.P. DRAWN R.W.C. CHECKED J.B.P.
GRAND JUNCTION, COLO. DWG 2522 796-19 11/1

