

REPLAT OF BUILDING NO. 2 and BUILDING NO. 3 of CEDAR TERRACE PHASE II AMENDMENT I, REPLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Cedar Terrace II, a Joint Venture, is the owner of that real property situated in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Building No. 2 and Building No. 3, Cedar Terrace Phase II, Amendment I Replat, Section 7, T1S, R1E, Ute P.M., as filed at Reception No. 1143127 of the Mesa County Clerk and Recorder's Office.

"That said owner does hereby dedicate and set apart 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 lines, gas lines, power lines, and cable television lines, as recorded in Book 1134, Pages 302-305, and Book 1075, Pages 553-565 of the Mesa County Clerk and Recorder's Office, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines; said easements and rights shall be utilized in a reasonable and prudent manner."

That all expense of installation of utilities referred to above shall be financed by the Seller or Purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF, said Owner, Cedar Terrace II, a Joint Venture, has caused its name to be hereunto subscribed this 12 day of JUNE, A.D., 1978.

DITTO CONSTRUCTION & DEVELOPMENT CORP. FINDR ASSOCIATES, INC.

President: Harry S. Ditto President: James L. D. Adams
Secretary: William S. Ditto Secretary: William D. Adams

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 12 day of JUNE, A.D., 1978, by Ditto Construction & Development Corp., Harry S. Ditto President, William S. Ditto Secretary, Findr Associates, Inc., James L. D. Adams President, William D. Adams Secretary.

Witness my hand and official seal.
My Commission expires 4-2-80

D. E. Lovato
Notary Public

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:20 o'clock P.M., June 20, A.D., 1978, and duly recorded in Plat Book No. 12, Page 35, Reception No. 1163623.

Fee \$ 10.00
Clerk and Recorder: Carl Johnson
Deputy: Rayl M. Henkey

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-101-102 as amended.

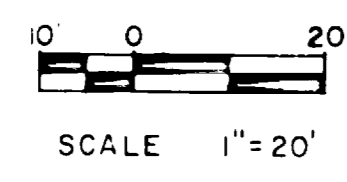
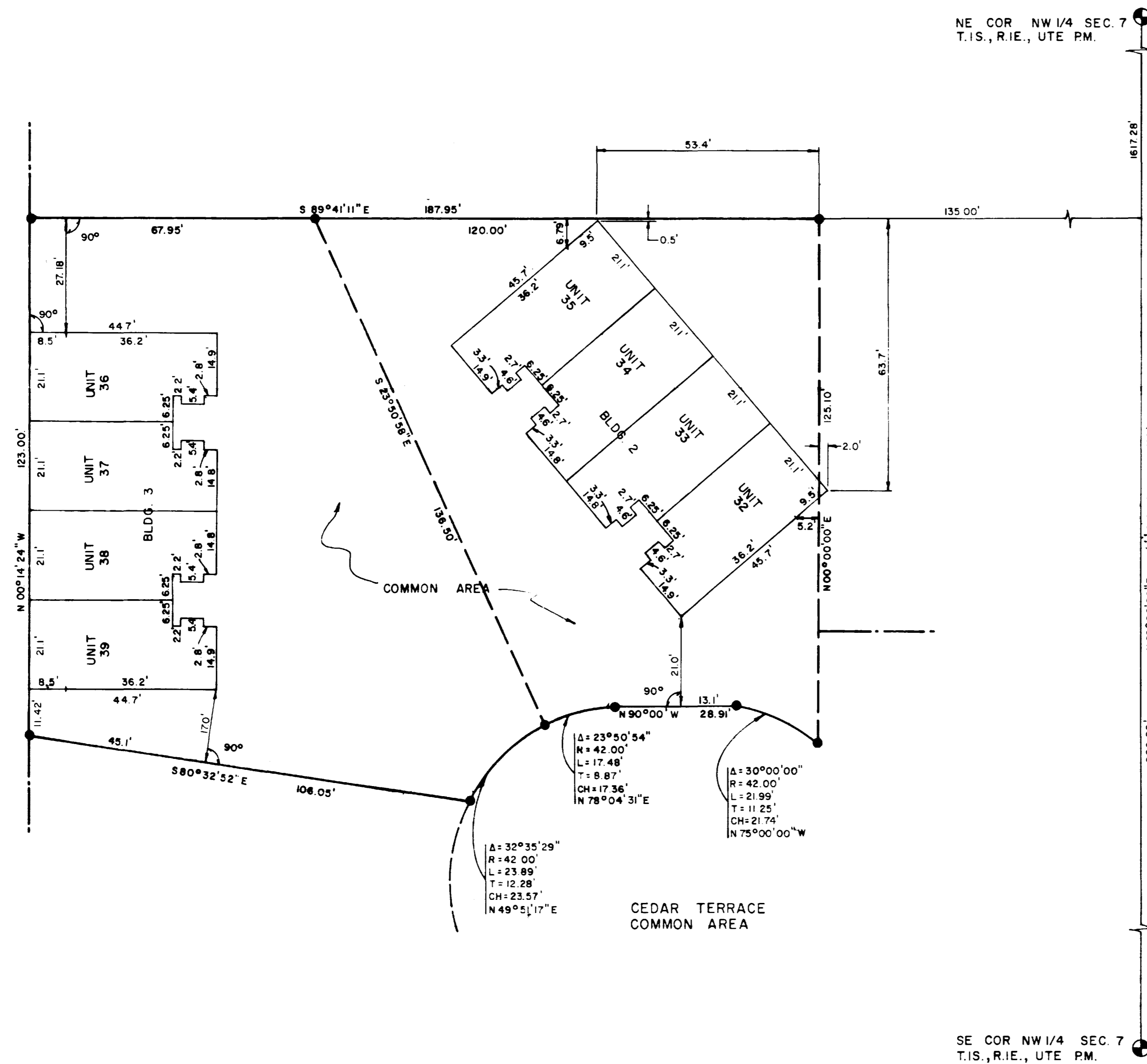
Mesa County Surveyor _____ Date: _____

APPROVED: J. W. York Date: 6-14-78
City Manager

SURVEYOR'S CERTIFICATE

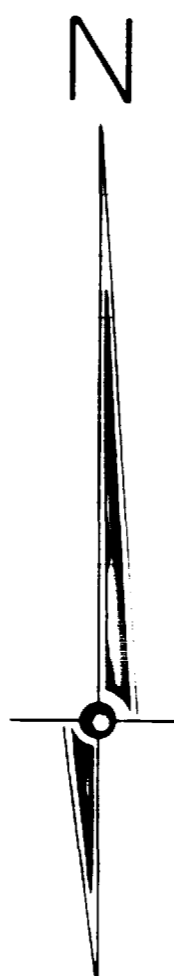
I, Edward A. Armstrong, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

Edward A. Armstrong
EDWARD A. ARMSTRONG P.E. & S. 11441



LEGEND

- ⊕ = MESA COUNTY SURVEY MONUMENT
- = SET PIN w/CAP MARKED "LUKE L.S. 14115"



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| | | ARMSTRONG ENGINEERS ENGINEERING - SURVEYING CONCRETE & SOILS TESTING | | |
| | | SCALE: 1" = 20' | DATE: 6/6/78 | CEDAR TERRACE PHASE II BUILDING NO 2 and BUILDING NO 3 |
| CHECKED BY: EAA | DATE OF SURVEY: JUNE 1978 | CREATED BY: KLF | JOB NUMBER: 78-705 | |
| SHEET 1 of 1 | | | | |