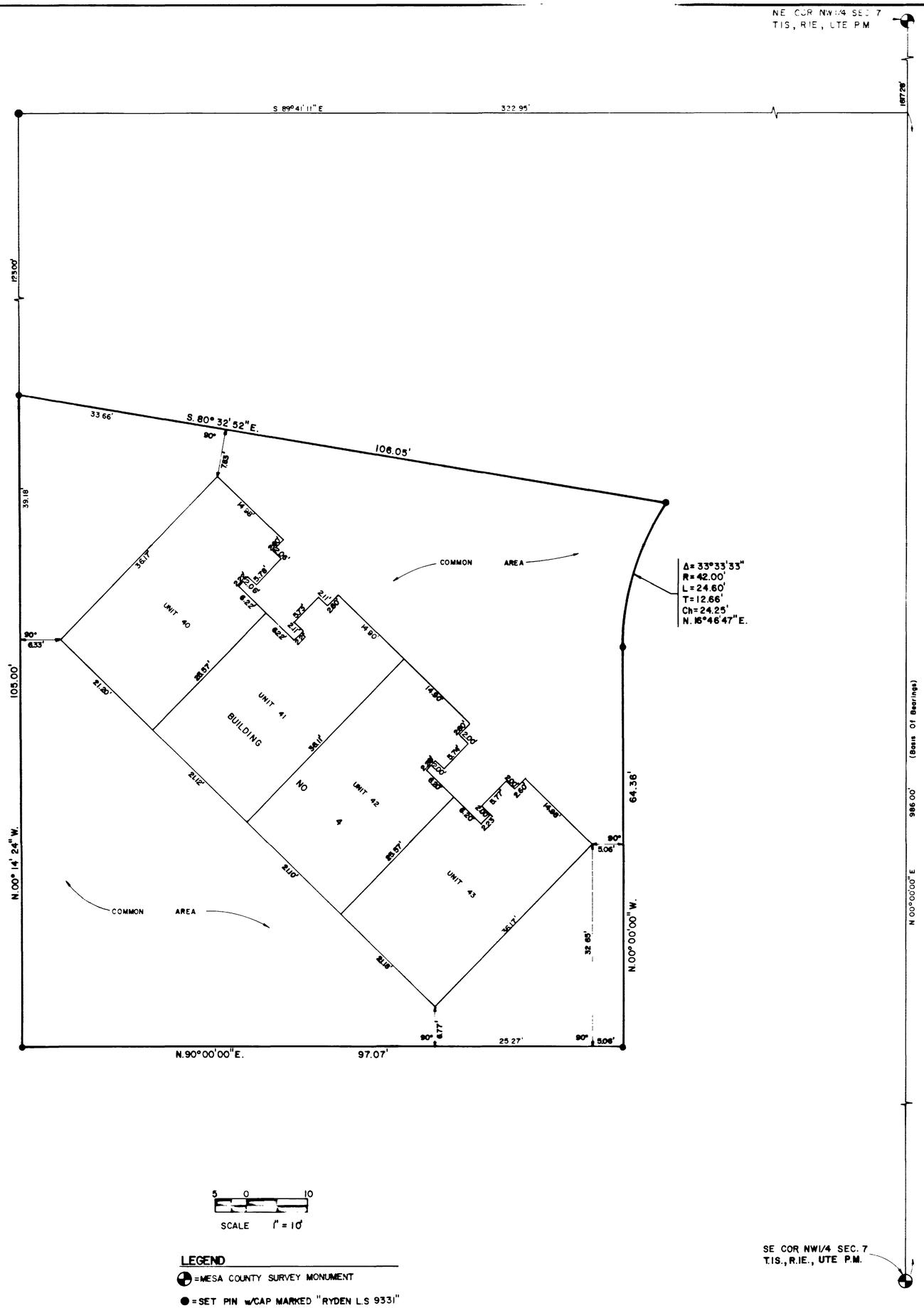
REPLAT OF BUILDING NO. 4
of
CEDAR TERRACE PHASE II
AMENDMENT I, REPLAT



5 0 10
SCALE 1" = 10'

LEGEND

⊕ = MESA COUNTY SURVEY MONUMENT

● = SET PIN w/CAP MARKED "RYDEN L.S 9331"

SE COR NW1/4 SEC. 7
T.1S., R.1E., UTE P.M.

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. 4, 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 interfereng 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 reasonalbe 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 8th Day of September, A.D., 1978.

DITTO CONSTRUCTION & DEVELOPMENT CORP.

President: [signature]

Secretary: [signature]

FINDR ASSOCIATES, INC.

President: [signature]

Secretary: _____

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th Day of September, A.D., 1978, by Ditto Construction & Development Corp, Henry S. Ditto, President, William S. Ditto, Secretary; FinDr Associates, Inc., Jeffery E. Wortmann, President, William Dreher, Secretary.

Witness my hand and official seal. My commission expires _____

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS 1170905
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 8:50 O'clock A.M., Sept 12, A.D., 1978, and duly recorded in Plat Book No. — , Page — , Reception No. 1170905.

Earl Sawyer
Clerk and Recorder

Fee: $10.00

Deputy

APPROVED: _____ DATE: _____
City Manager

SURVEYOR'S CERTIFICATE

I, Richard L. Atkins, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Replat of Building No. 4 of Cedar Terrace Phase II, Amendment I, Replat has been prepared under my direct supervision and represents a survey of the same.

Richard L. Atkins
Richard L. Atkins, P.E. & L.S. 12291

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