

**REPLAT OF BUILDING NO. 10, AND  
BUILDING NO. 11 OF CEDAR TERRACE  
PHASE II AMENDMENT I REPLAT**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, Findr Associates, Inc., 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. 10 and Building No. 11, Cedar Terrace Phase II, Amendment I Replat, Section 7, T.1 S., R.1 E., Ute Prime Meridian, 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 to the public utilities companies 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, Findr Associates, Inc., has caused its name to be hereunto subscribed this \_\_\_\_\_ Day of \_\_\_\_\_ A.D., 1980.

FINDR ASSOCIATES, INC.

President: *Jeffery E. Wortman*  
Secretary: *William Dreher*

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1980, by Findr Associates, Inc., Jeffery E. Wortman, President, William Dreher, Secretary.

Witness my hand and official seal. My commission expires \_\_\_\_\_

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS

I hereby certify that this instrument was filed in my office at 3:40 o'clock P. on July 11, A.D., 1980, and duly recorded in Plat Book No. \_\_\_\_\_, Page 59, Reception No. 1228742

*Earle Sawyer*  
Clerk and Recorder

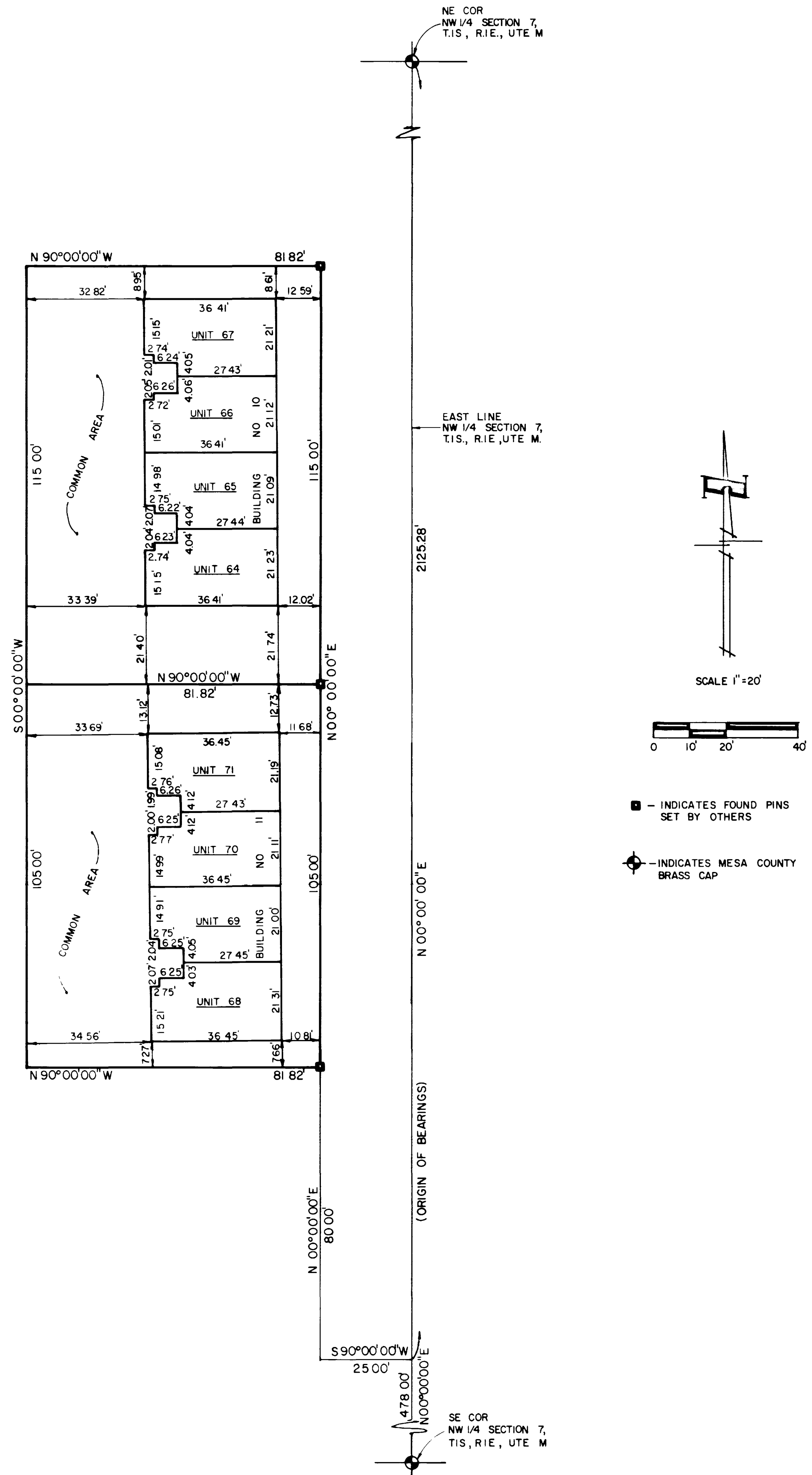
Fee: \$ 10.00

Deputy *Mary Baker*

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. 10 and Building No. 11 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  
Registered Engineer and Land Surveyor #12291



<p><b>Atkins &amp; Associates</b> CONSULTING ENGINEERS</p> <p>576 25 ROAD SUITE 10 GRAND JUNCTION, COLORADO 81501 (303) 245-7551</p>	<p>REPLAT OF BUILDING NO. 10, AND BUILDING NO. 11 CEDAR TERRACE PHASE II AMENDMENT I REPLAT</p>
	<p>79-06-02 JULY 1980</p>