

# SOUTHGATE

# COMMONS

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Victorio Orchard Mesa Partners is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the SE 1/4 NE 1/4 of Section 26, 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:

Commencing at the SE Corner of the SE 1/4 NE 1/4 of said Section 26; Thence N 00° 00' 00" E along the east line of the SE 1/4 NE 1/4 of said Section 26 a distance of 20.00 feet; Thence N 89° 53' 00" W 456.60 feet to the TRUE POINT OF BEGINNING; Thence continuing N 89° 53' 00" W 841.33 feet; Thence N 00° 11' 20" W 1210.18 feet to a point on the southerly right of way of U.S. Highway 50; Thence S 64° 53' 00" E along said U.S. Highway 50 a distance of 933.60 feet; Thence S 00° 00' 00" W 815.61 feet to the TRUE POINT OF BEGINNING, containing 19.600 acres.

That said owner has caused the said real property to be laid out and surveyed as Southgate Commons, 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 Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 20 day of February A.D., 1990.

Victorio Orchard Mesa Partnership  
The Victorio Investment Company, Ltd. General Partner

Donato Stranfillo  
Donato Stranfillo, Executive Vice President

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20th day of February A.D., 1990 by Victorio Orchard Mesa Partnership, The Victorio Investment Co., Ltd., General Partner, Donato Stranfillo, Executive Vice President

My commission expires: Aug. 9th 1991

Witness my hand and official seal. James A. [Signature]  
Notary Public

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1222500

#### CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:00 o'clock P.M. this 25th day of April A.D., 1990, and is duly recorded in Plat Book No. 12, Page 256.

Carl Sawyer  
Clerk and Recorder

By Hazel M. Huskey  
Deputy

Fees \$ 10.00

#### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of MARCH A.D., 1990. County Planning Commission of the County of Mesa, Colorado.

Henry C. [Signature]  
Chairman

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of JANUARY A.D., 1990. Board of County Commissioners of the County of Mesa, Colorado.

Bill [Signature]  
Chairman

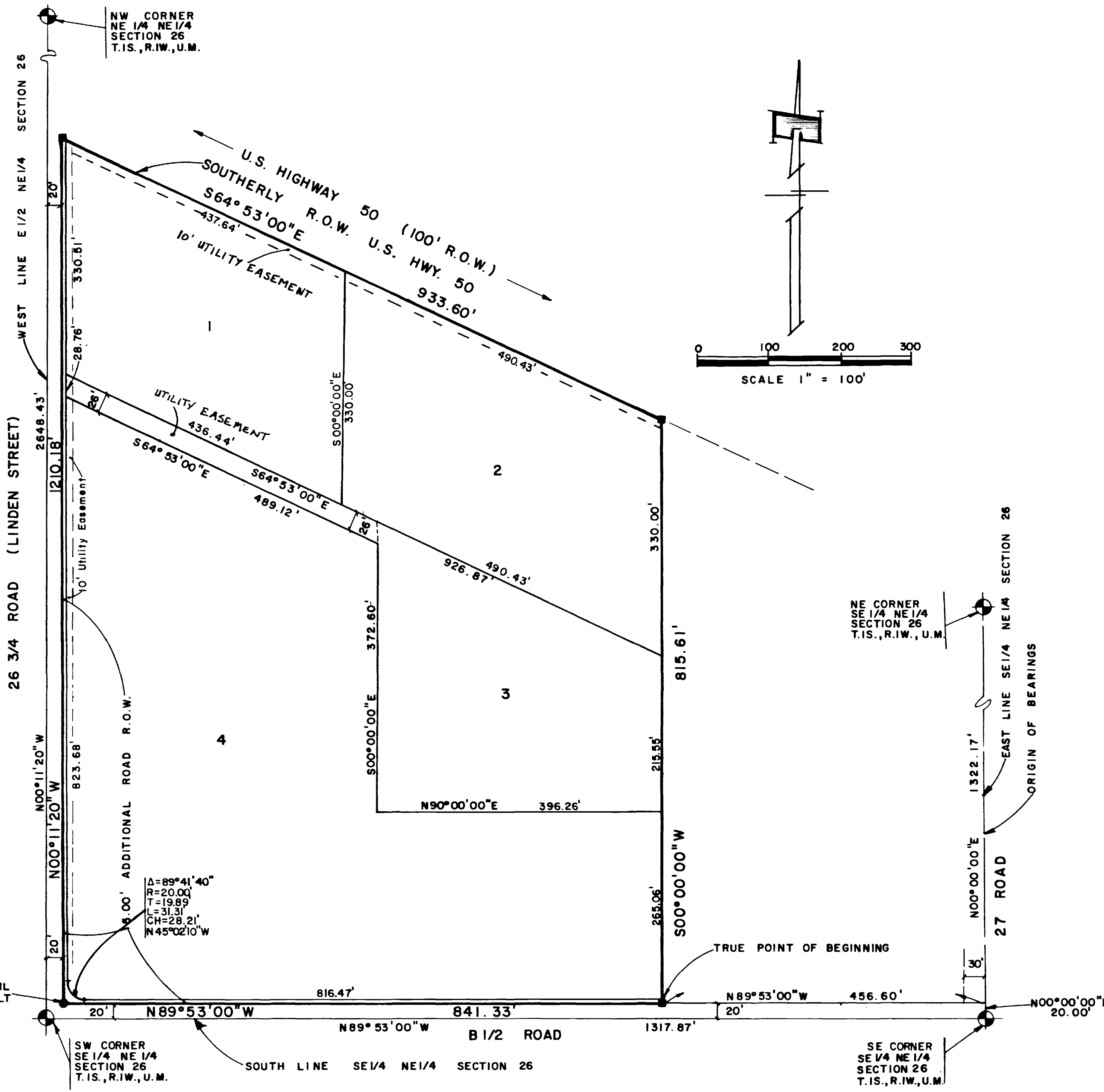
#### SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Southgate Commons, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

By: Bill Benson  
Mesa County Road Department

Date: 3-22-90



- LEGEND**
- ⊙ Indicates Mesa County Brass Cap
  - ⊕ Indicates 5/8" Rebar And Monument Cap Found (To Be Set In Concrete)
  - ⊔ A 5/8" Rebar And Monument Cap At All Lot Corners

**AREA QUANTITIES**

Total Acres In Lots	19.364 Ac.	or	98.80%
Total Acres In Road R.O.W.	.236 Ac.	or	1.20%
<b>Total Acres</b>	<b>19.600 Ac.</b>	<b>or</b>	<b>100.00%</b>

**SOUTHGATE COMMONS**

PARADISE ENGINEERING INC.