

A REPLAT OF LOTS 4 and 5 BENSON COMMERCIAL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Charles V. Woodard is the owner of that real property situated in the County of Mesa, State of Colorado and lying in the N.E. 1/4 of the N.E. 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said plat being more particularly described as follows:
Commencing at the Northeast Corner of said Section 9, and considering the North Line of the N.E. 1/4 of said Section 9 to bear S 89°49'30" W. with all other bearings contained herein relative thereto; Thence S 89°49'30" W. along said North line of the N.E. 1/4 of Section 9 a distance of 861.15 feet; Thence S 00°00'00" W., 30.00 feet; to the True Point of Beginning, said point also being the N.W. Corner of Lot 6, Benson Commercial Subdivision; Thence continuing S 00°00'00" W., 305.26 feet to the S.W. Corner of Lot 6 of said Benson Commercial Subdivision; Thence N 90°00'00" W., 277.60 feet; Thence N 00°00'00" E., 304.42 feet; Thence N 89°49'30" E., 277.60 feet to the True Point of Beginning.

That the said owner has caused the real property to be laid out and surveyed as A Replat of Lots 5 and 6 Benson Commercial Subdivision, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby dedicate 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 and electric lines, poles, and cables; storm and sanitary sewer mains; water mains; gas pipelines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches flumes and conduits.

That all expense of installation of utilities or ditches referred to above, for grading or landscaping and for street graveling or improvements shall be financed by the seller or purchaser—not the County of Mesa.

IN WITNESS WHEREOF, said owner, Charles V. Woodard has caused his name to be hereunto subscribed this 13 day of July, A.D. 1973.

Charles V. Woodard
Charles V. Woodard

STATE OF COLORADO)
)ss

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 13 day of July, A.D. 1973 by Charles V. Woodard.

My commission expires July 29, 1973.

Witness my hand and official seal.

James J. Janis
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss 1058143

COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 2:56 o'clock P.M. Nov 30, A.D. 1973 and is duly recorded in Plat Book 11, Page 91, Reception No. 7058143.

Armin M. Dunnington
Clerk and Recorder Deputy Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 27 day of August, A.D. 1973, County Planning Commission of the County of Mesa, Colorado

James S. Hufford
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 27 day of August, A.D. 1973, Board of County Commissioners of the County of Mesa, Colorado

Thomas A. Hubert
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of A Replat of Lots 5 and 6 Benson Commercial Subdivision a subdivision of the County of Mesa has been prepared under my direction, from the recorded plat of Benson Commercial Subdivision.

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

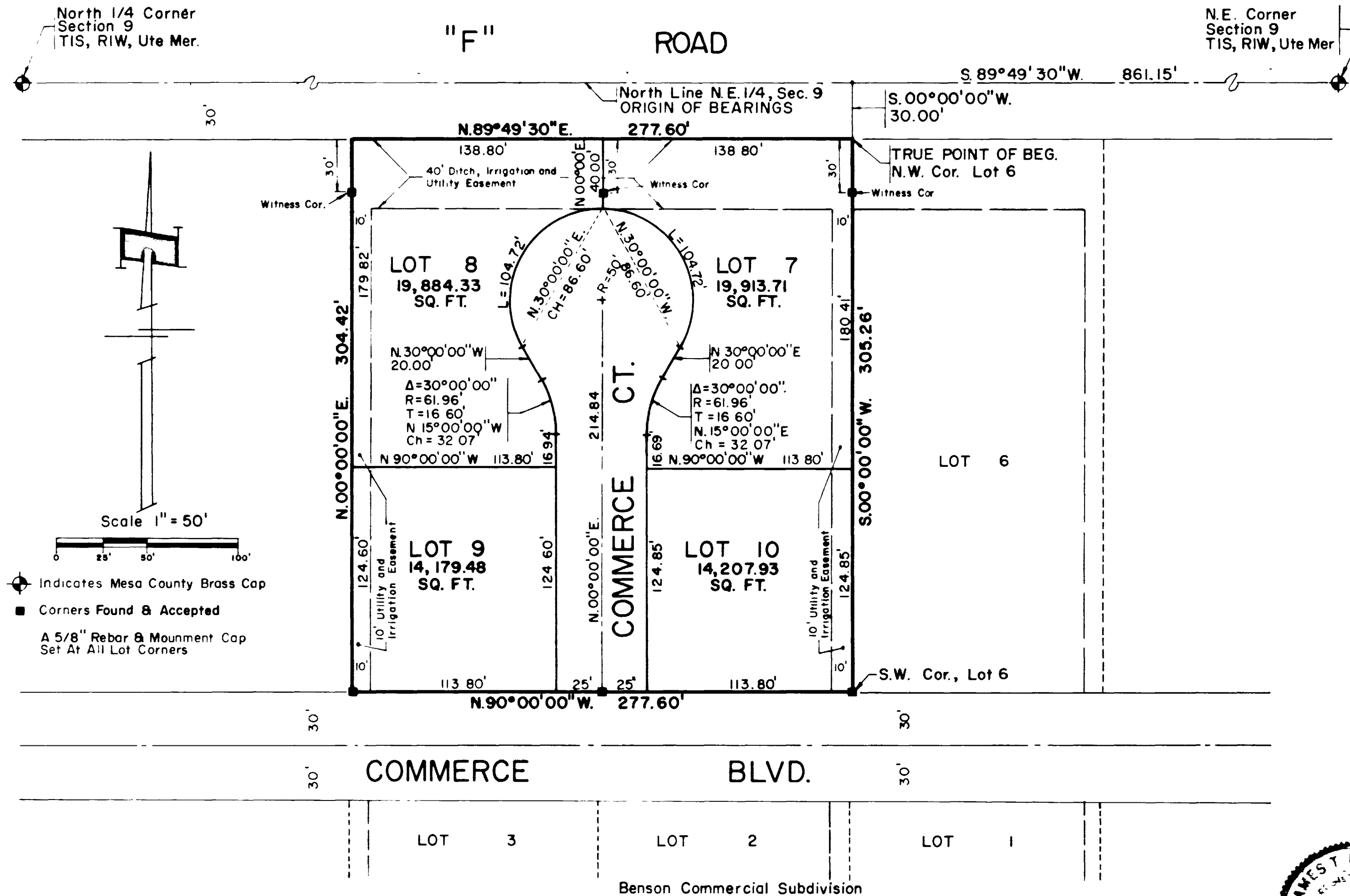
Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1963, 136-2-2 as amended.

By *Roger C. Ford* Date 8/29/73
Mesa County Surveyor

W.C. Woodard Jr. Date 8/24/73
Utilities Coordinating Committee

Ernest A. Vroman Date 8-27-73
Mesa County Road Dept

NOTE: See covenants recorded in the office of the County Clerk and Recorder, Book 1006, Page 23.



A REPLAT OF LOTS 5 and 6
BENSON COMMERCIAL SUBDIVISION
PREPARED BY:
NELSON-HALEY-PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION, COLORADO JULY, 1973