

# BENSON COMMERCIAL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned T. L. Benson, Ned L. Johnson and Ada A. Johnson are the owners of that real property situated in the County of Mesa, State of Colorado and lying in the Northeast 1/4 and Northeast 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, as shown by the accompanying plat thereof of said tract being more specifically described by metes and bounds as follows:

Beginning at a Point which Bears S 89°49'30" W 722.35 feet and South 30.0 feet from the Northeast Corner of Section 9, T1S R1W of the U.M., thence South 635.69 feet, thence West 416.4 feet, thence North 634.42 feet, thence N 89°49'30" E 416.4 feet to the Point of Beginning.

That the said owners have caused the said real property to be laid out and surveyed as 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 use of 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 pipe lines; 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 expenses for 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 owners T.L. Benson, Ned L. Johnson and Ada A. Johnson have caused their names to be hereunto subscribed this 27th day of July, A.D., 1970.

*Ned L. Johnson*  
Ned L. Johnson  
*Ada A. Johnson*  
Ada A. Johnson  
*T. L. Benson*  
T. L. Benson

STATE OF COLORADO } ss.  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 27th day of July, A.D., 1970, by T. L. Benson, Ned L. Johnson and Ada A. Johnson.

My Commission expires Nov. 12, 1973  
Witness my hand and official seal.

*John C. Shepherd*  
Notary Public

993739

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss.  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:30 o'clock P.M., Sept. 15, A.D., 1970, and is duly recorded in Plat Book No. 11, Page 20.

*Annis M. Jamison*  
Clerk and Recorder

Fees \$ 10.00

By \_\_\_\_\_ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 11th day of August, A.D., 1970  
County Planning Commission of the County of Mesa, Colorado

By *Joe R. Swanson*  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 17th day of August, A.D., 1970.  
Board of County Commissioners of the County of Mesa, Colorado

By *Thomas Robert*  
Chairman

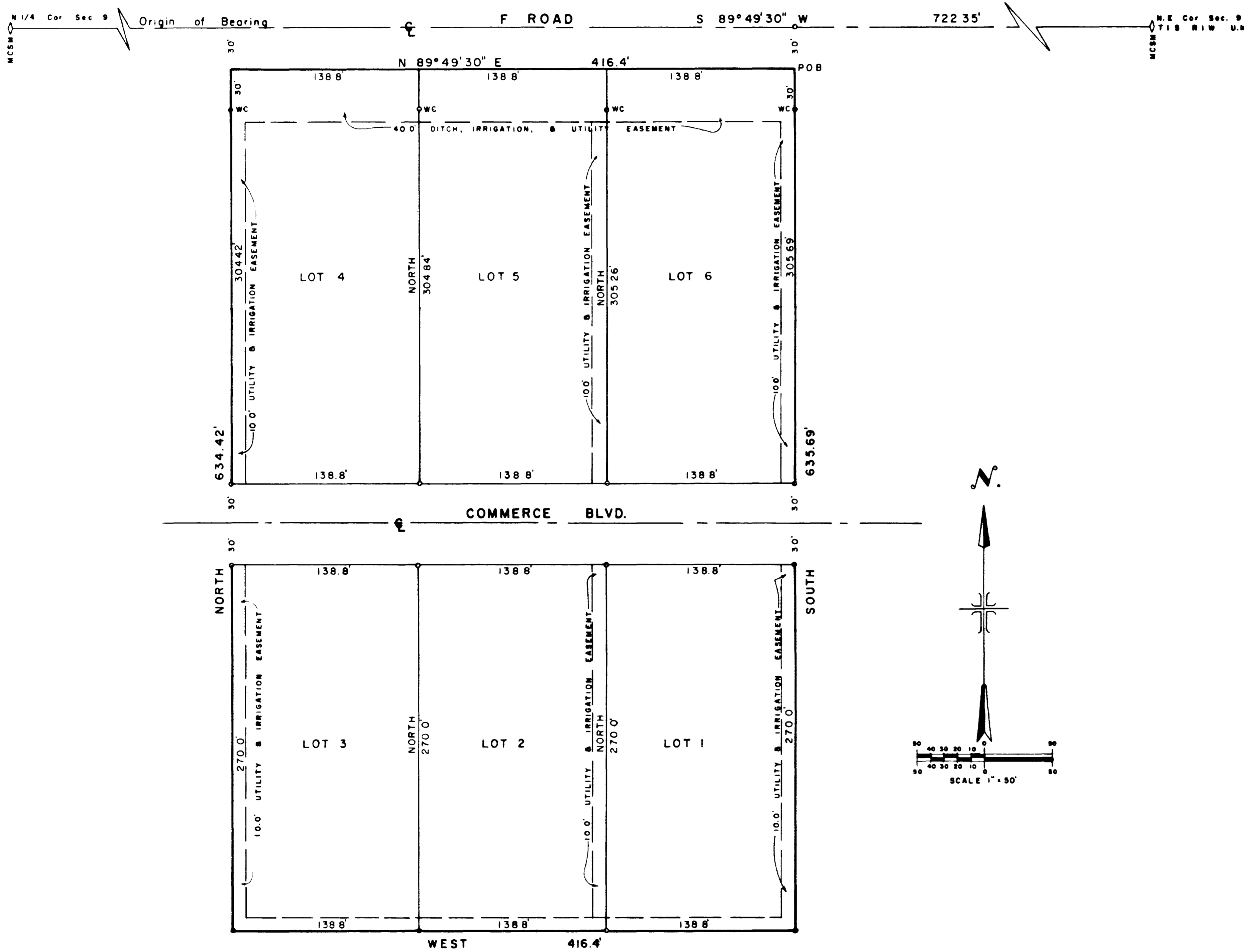
SURVEYOR'S CERTIFICATE

I, William F. Quinn do hereby certify that the accompanying plat of Benson Commercial Subdivision a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility, supervision and checking and accurately represents a field survey of same.

By *William F. Quinn*  
Registered Land Surveyor

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 *Reginald Head* Date 8/11/70  
Mesa County Surveyor



LEGEND  
 ○ no. 5 Rebar  
 ● no. 5 Rebar set in concrete

WESTERN ENGINEERS, INC.  
 PLAT OF  
 BENSON COMMERCIAL SUBDIVISION  
 TRACT NO 5  
 MESA COUNTY, COLORADO  
 SURVEYED W.F.Q. DRAWN C.J.B. TRACED R.W.C.  
 GRAND JUNCTION, COLO. DWG 1-429-4 7/11/70