



**AREA SUMMARY**

LOTS	7.554 Ac.	81.3%
ROADS	1.735 Ac.	18.7%
TOTAL	9.289 Ac.	100.0%

**LEGEND**

	MESA COUNTY SURVEY MONUMENT
	# 5 REBAR /CAP FD. - SET IN CONC.
	# 5 REBAR /CAP SET IN CONC.
	1" PIPE FD. - SET IN CONC.
	# 5 REBAR /CAP SET ALL LOT CORNERS.

## GRACE COMMERCIAL SUBDIVISION

**DEDICATION**

KNOW ALL MEN BY PRESENTS:

That the undersigned Dorothy V. Bauman, is the owner of that real property situated in the County of Mesa, State of Colorado and being that part of the NE 1/4 SW 1/4 Section 10, T1S, R1W, Ute Meridian as shown on accompanying plat, said real property being more particularly described as follows:

Commencing at the Northeast Corner of the NE 1/4 SW 1/4 of Section 10, T1S, R1W of the Ute Meridian and considering the East line of said NE 1/4 SW 1/4 to bear S 0°00'00" E with all other bearings herein contained relative thereto; thence S 89°54'50" W along the North line of said NE 1/4 SW 1/4 986.71 feet to the true point of beginning; thence S 0°13'13" E 1287.77 feet to the North right-of-way line of U.S. Highway 6 & 50; thence S 89°55'58" W along said right-of-way line 72.30 feet; thence N 61°47'22" W along said right-of-way line 289.49 feet; thence N 0°19'18" W 1150.52 feet to the Northwest Corner of said NE 1/4 SW 1/4; thence N 89°54'50" E along the North line of said NE 1/4 SW 1/4 328.90 feet to the point of beginning.

Containing 9.289 acres more or less.

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

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

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed.

By: Dorothy V. Bauman Date: Feb. 16, 1982

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February A.D., 19 82 by Dorothy V. Bauman.

My Commission Expires March 5, 1985

Witness my hand and official Seal.

Carmen Olney  
Notary Public

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 4:00 o'clock P.M., this 24 day of FEBRUARY A.D., 1982 and is duly recorded in Plat Book No. 13, Page 12.

Fee \$ 10.00

Hazel M. Huskey Deputy  
Earl Sawyer Clerk and Recorder

Approved this 18<sup>th</sup> day of FEB A.D., 1982 County Planning Commission of the County of Mesa, Colorado.

Paul J. Maloney  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22 day of Feb A.D., 19 82 Board of County Commissioners of the County of Mesa, Colorado.

John P. Wilt  
Chairman

SURVEYOR'S CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of Grace Commercial Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

J. Boyd Peterson  
Colorado Reg. No. 5837

UTILITIES COORDINATING COMMITTEE

By: Thomas Le Balwert Jr Date: 28. Jan. 1982  
Chairman

WESTERN ENGINEER, INC  
PLAT OF  
**GRACE COMMERCIAL  
SUBDIVISION**  
MESA COUNTY, COLORADO

SURVEYED, R.A.M. DRAWN, D.S.G. CHECKED, J.B.P.  
GRAND JUNCTION, COLO. DWG 237-943-1 11/30/78

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.