

MIDWEST COMMERCIAL SUBDIVISION

UTILITIES COORDINATING COMMITTEE

Approved this 9 day of June A.D., 19 82.
 Utilities Coordinating Committee of the County of Mesa, State of Colorado.

CE Stockton
 Vice Chairman

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned William E. Foster, President, and Warren E. Gardner, Secretary, of C.B.W. Builders, Inc., a Colorado Corporation, the Managing Partner for MIDWEST COMMERCIAL PARTNERSHIP, the owner of the real property situated in the County of Mesa, State of Colorado, and a part of the NE 1/4 NE 1/4 of Section 6, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being described as follows:

All of the NE 1/4 NE 1/4, Section 6, Township 1 South, Range 1 West, Ute Meridian; EXCEPT the portion thereof lying South and West of the present line of the former Independent Ranchmen's Ditch, now a part of the Grand Valley Irrigation Company's canal system; and EXCEPT a tract of land heretofore deeded to State Highway, described as follows: A parcel of land containing 018 acres, more or less, in the NE 1/4 NE 1/4 of Section 6, Township 1 South, Range 1 West, Ute Meridian. The said tract or parcel being more particularly described as follows: Beginning at a point on the North 1/16 line of Section 6, Township 1 South, Range 1 West, Ute Meridian, from which point the East quarter corner of said Section 6 bears South 34° 58' East a distance of 1600 feet, thence East along the North 1/16 line of said Section 6 a distance of 45.6 feet, thence 100 feet Northeast of and parallel to the center line of the Highway, North 56° 24' East a distance of 63.2 feet, thence South 11° 24' East a distance of 35.7 feet, more or less, to the point of beginning; and EXCEPT beginning at a point 1320 feet South and 30 feet West of the Northeast corner of Section 6, Township 1 South, Range 1 West of the Ute Meridian; thence South 89° 35' West 272.25 feet; thence North 160 feet; thence North 89° 35' East 272.25 feet, thence South 160 feet to the Point of Beginning, Mesa County, Colorado.

AND ALSO conveying all that portion of the NW 1/4 NE 1/4, Section 6, Township 1 South, Range 1 West, Ute Meridian, lying North and East of the present line of the former Independent Ranchmen's Ditch, now part of the Grand Valley Irrigation Company's canal system, being that same tract described more fully in that certain Warranty Deed recorded in Book 201, Page 7, Mesa County Records.

And said real property being more particularly described by a field survey on the ground as follows:

Considering the East line of said NE 1/4 NE 1/4 of Section 6 to bear N 0° 00' 00" E and all bearings contained herein to be relative thereto; beginning at the SE corner NE 1/4 of said Section 6, thence N 0° 00' 00" E 1319.58 feet to the NW corner of said Section 6, thence S 89° 47' 18" W 1559.61 feet along the north line of said Section 6, thence S 19° 49' 56" E 758.45 feet along the centerline of the Independent Ranchman's Ditch, thence S 33° 41' 22" E 667.28 feet along the centerline of the Independent Ranchman's Ditch, thence along the centerline of the Independent Ranchman's Ditch and along a tangent curve deflecting to the right with a radius of 160.17 feet, a central angle of 08° 44' 24" and a chord bearing S 29° 19' 14" E 24.41 feet, thence S 56° 51' 53" E 57.88 feet along the highway right-of-way monument line, thence N 89° 29' 16" E 569.52 feet along the south line of the NE 1/4 NE 1/4, said Section 6, thence N 0° 00' 00" E 160.00 feet, thence N 89° 29' 16" E 30.00 feet to the point of beginning, said tract or parcel contains 37.81 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as MIDWEST 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 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 right 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.

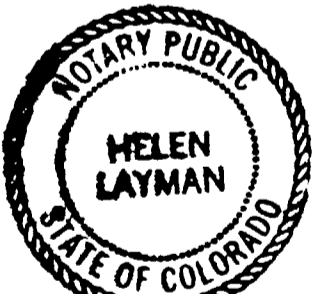
WITNESS WHEREOF said Managing Partner for MIDWEST COMMERCIAL PARTNERSHIP has caused its Officers to be hereunto subscribed this 12 day of May A.D., 19 82.
 C.B.W. Builders, Inc.

William E. Foster
 William E. Foster, President
Warren E. Gardner
 Warren E. Gardner, Secretary

STATE OF COLORADO } ss
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 12 day of May A.D., 19 82, by William E. Foster, President, and Warren E. Gardner, Secretary of C.B.W. Builders, Inc.
 My commission expires: May 2, 1984

William Sawyer
 Notary Public



SURVEYORS CERTIFICATE

I, Maurice L. Schumann, a professional land surveyor registered in Colorado, certify that this plat of MIDWEST COMMERCIAL SUBDIVISION represents an accurate description of the location of the survey monuments which were found or set. This plat locates only the easements shown and does not determine the existence of, or locate any other easements or rights-of-way either recorded or implied.

Maurice L. Schumann
 MAURICE L. SCHUMANN, Registered Land Surveyor
 Colorado LS 15698

Date APRIL 30, 1982

Date

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 hereon.



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) ss

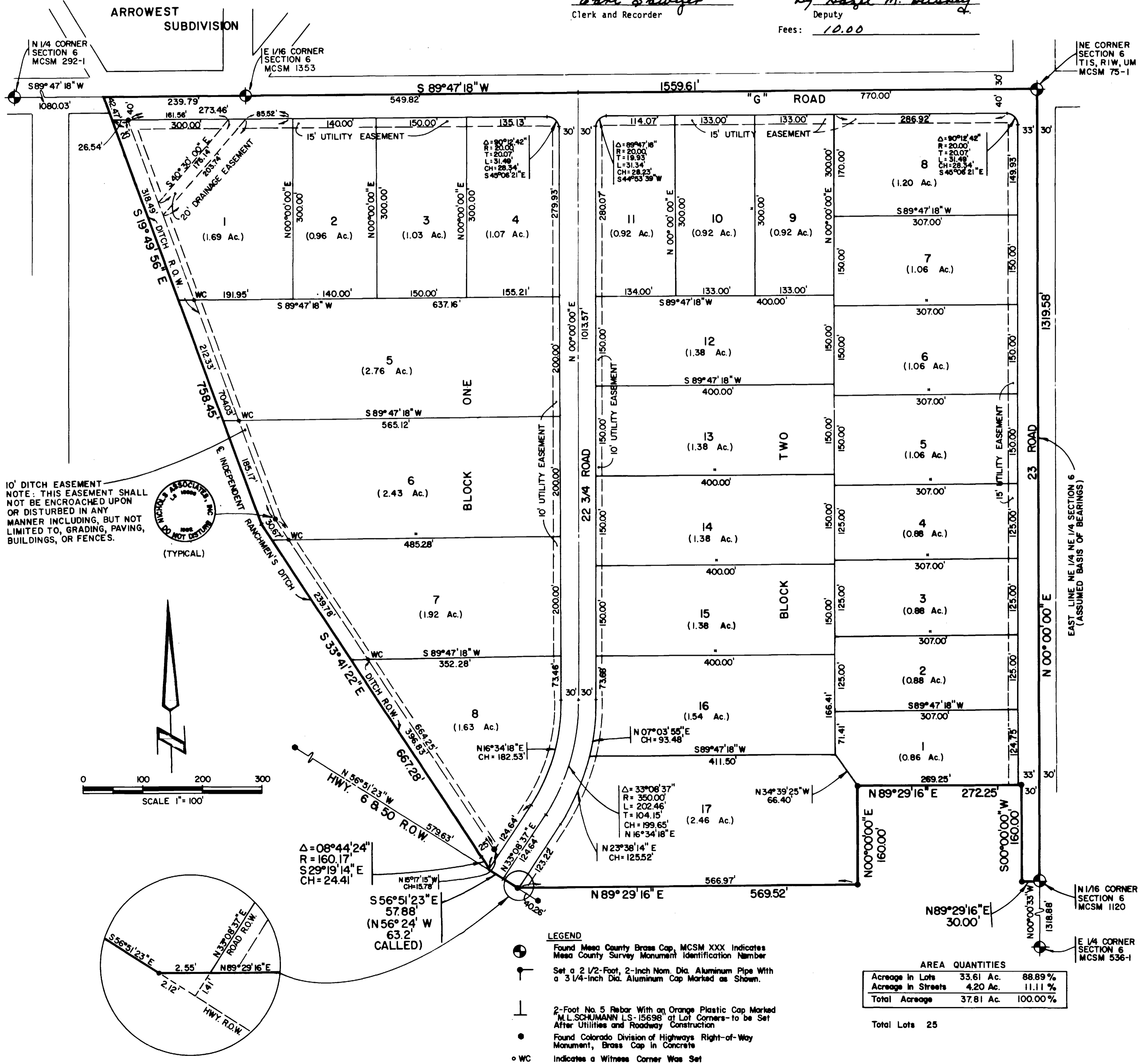
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 8:56 o'clock A.M., this 18 day of June A.D., 19 82 and is duly recorded in Plat Book No. 13, at Page 48, Reception No. 1294905 - Filed 4-32

Earl Sawyer
 Clerk and Recorder

By Hazel M. Huskey
 Deputy

Fees: 10.00



COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 14 day of June A.D., 19 82.
 County Planning Commission of the County of Mesa, State of Colorado.
[Signature]
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 Approved this 14 day of June A.D., 19 82.
 Board of County Commissioners of the County of Mesa, State of Colorado.
[Signature]
 Chairman

MIDWEST COMMERCIAL SUBDIVISION
 LOCATED IN THE NE 1/4, SECTION 6, T1S, R1W,
 UTE MERIDIAN, MESA COUNTY, COLORADO

BECK and ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 GRAND JUNCTION, COLORADO