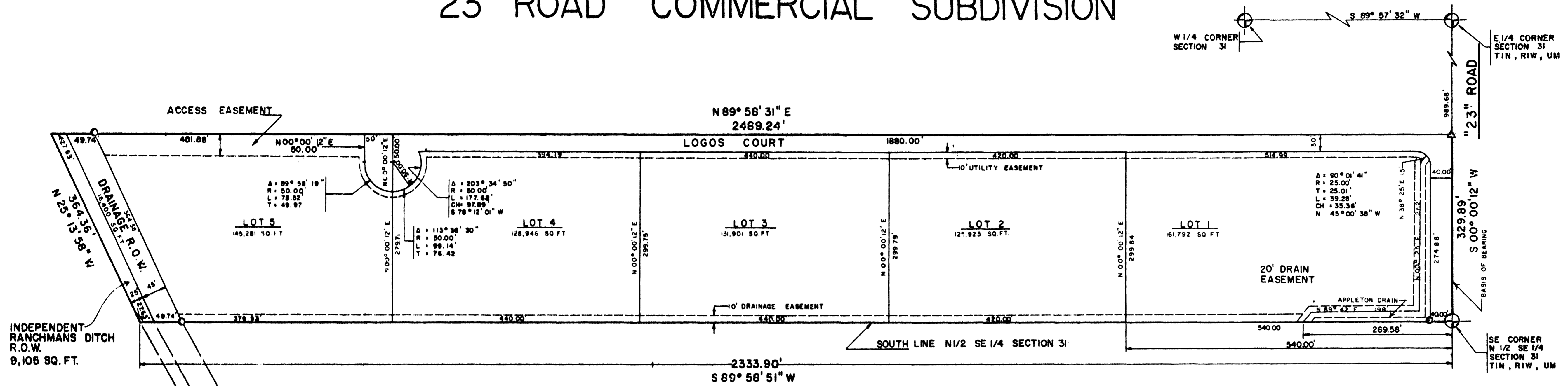


# 23 ROAD COMMERCIAL SUBDIVISION



**AREA QUALITIES**

AREA IN ROAD R.O.W.	1.743 ACRES = 9.55%
AREA IN DRAIN R.O.W.	0.586 ACRES = 3.21%
AREA IN LOTS	15.928 ACRES = 87.24%
TOTAL AREA	18.257 ACRES = 100.00%

- LEGEND**
- ⊙ MESA COUNTY BRASS CAP.
  - 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE - L.S. 9960.
  - ⊥ 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS - L.S.
  - ▲ P.K. NAIL SET

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the S 1/4 N 1/2 SE 1/4 of Section 31, T1N, R1W of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SE Corner of the N 1/2 SE 1/4 of said Section 31; thence S 89° 58' 51" W along the South line of the N 1/2 SE 1/4 of said Section 31 a distance of 2333.90 feet to the centerline of the Independent Ranchmans Ditch; thence N 25° 13' 58" W along said centerline a distance of 354.35 feet; thence N 89° 58' 31" E 2489.24 feet to a point on the East line of the NE 1/4 SE 1/4 of said Section 31; thence S 00° 00' 12" W along said East line of the NE 1/4 SE 1/4 of Section 31 a distance of 329.89 feet to the point of beginning, containing 18.257 acres.

That said owners have caused the said real property to be laid out and surveyed as 23 Road Commercial Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads 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 owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_

A.D., 1981

*John L. Cavness*  
John L. Cavness

*Glenn T. Kimbrough*  
Glenn T. Kimbrough

*James W. Smith*  
James W. Smith

*Judith S. Kimbrough*  
Judith S. Kimbrough

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, A.D., 1981, by

John L. Cavness, Glenn T. Kimbrough, James W. Smith and Judith S. Kimbrough.

My commission expires January 17, 1984

*Wayne H. Lizer*  
Notary Public

Witness my hand and official seal.

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF MESA } ss  
Rec. 1276849  
I hereby certify that this instrument was filed in my office at 10:55 o'clock A.M. this 9 day of December A.D., 1981, and is duly recorded in Plat Book No. 12, Page 462.  
*Earl Larson*  
Clerk and Recorder  
Fees: \$ 10.00

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 3rd day of December, A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

*Kathy Manning*  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 7th day of December, A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

*Majors Oberhel*  
Chairman

**SURVEYORS CERTIFICATE**

I, Wayne H. Lizer, do hereby certify that the accompanying plat of 23 Road Commercial Subdivision, a subdivision of a part of the County of Mesa, has been prepared from a plat of survey by Paragon Engineering, Inc. dated 7/7/80 and from field checking by me in October, 1981, and said plat accurately represents a field survey of same.

*Wayne H. Lizer*  
Wayne H. Lizer  
Registered Land Surveyor  
P.E., L.S. No. 14113



**23 ROAD COMMERCIAL PARK**

**W. H. LIZER & ASSOCIATES**  
ENGINEERING & SURVEYING  
576 25 ROAD UNIT B - 241-1129  
GRAND JUNCTION, COLORADO