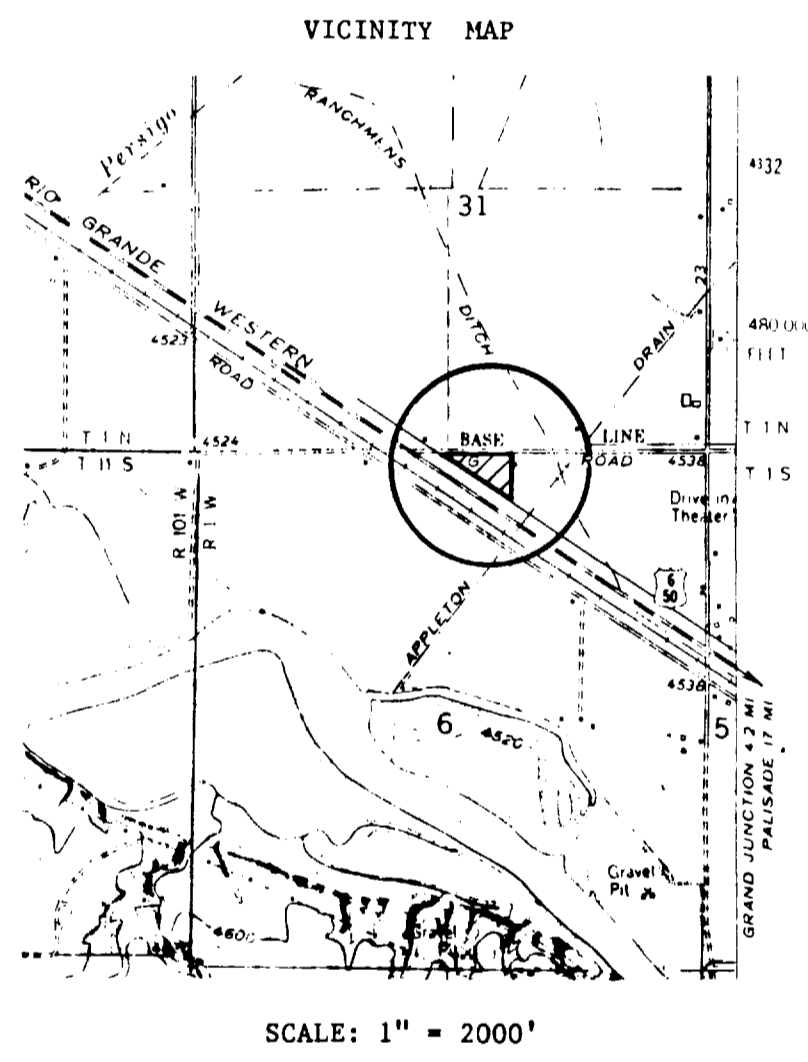
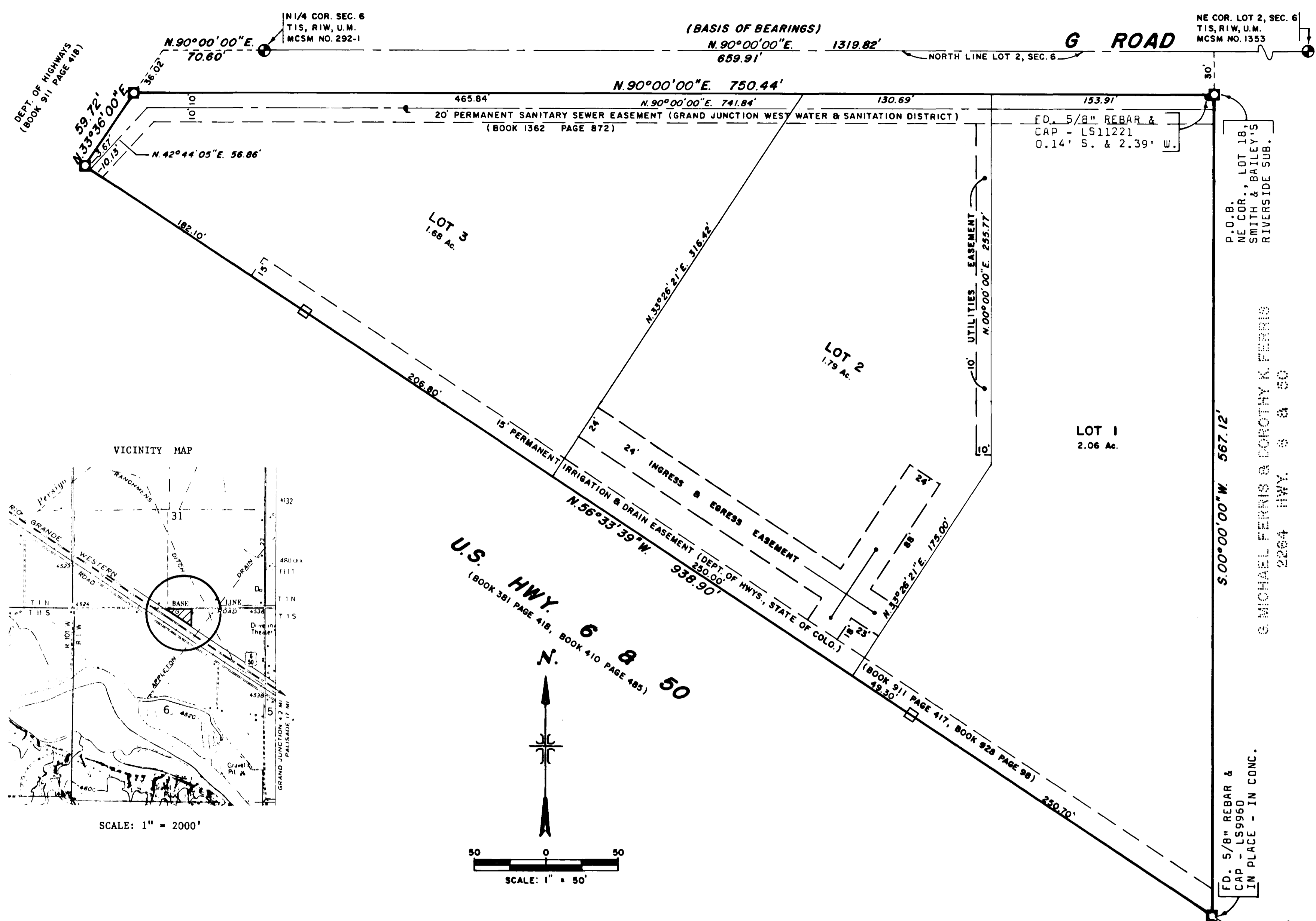
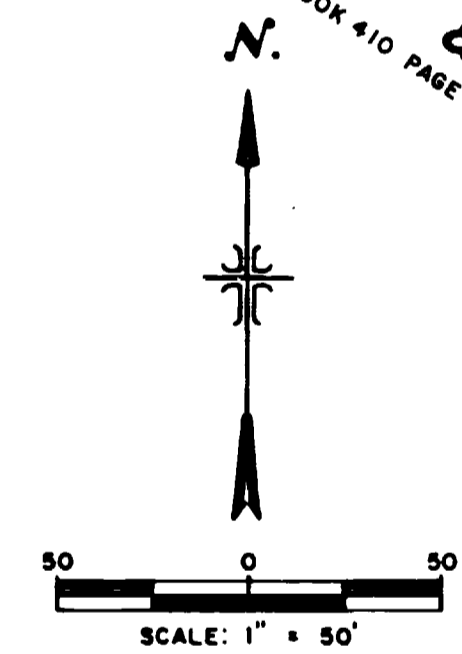


REPLAT OF LOT 18, SMITH & BAILEY'S RIVERSIDE SUBDIVISION PARTS OF LOTS 2 & 3, SEC. 6, T.1S., R.1W., U.M.



U.S. HWY. 6 8 50
(BOOK 381 PAGE 418, BOOK 410 PAGE 485)



LEGEND

- ⊕ MESA COUNTY SURVEY MONUMENT
- ⊠ FOUND 5/8" REBAR & CAP IN CONCRETE
- FOUND 5/8" REBAR & CAP
- ⊞ STATE HIGHWAY R.O.W. MARKER
- ⊠ SET 5/8" REBAR & CAP IN CONCRETE LS4307
- ⊥ SET 5/8" REBAR & CAP AT ALL LOT CORNERS - LS4307

AREA QUANTITIES

TOTAL ACRES IN LOTS	5.53 OR 100%
TOTAL ACRES IN ROAD R.O.W.	0.00 OR 0%
TOTAL ACRES	5.53 OR 100%

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.

SURVEYOR'S CERTIFICATE

I, Udell S. Williams, do hereby certify that the accompanying plat of REPLAT OF LOT 18, SMITH AND BAILEY'S RIVERSIDE SUBDIVISION within the County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a survey of same.



Udell S. Williams
Registered Land Surveyor
Colorado Reg. No. 4307
Date: 12-30-87

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G. Michael Ferris, is the owner of that real property situated in the County of Mesa, State of Colorado, and being situated in Lot 18, Smith and Bailey's Riverside Subdivision, EXCEPT a tract of land as conveyed to Mesa County in instrument recorded in Book 381 at Page 418; AND EXCEPT a tract of land as conveyed to the Colorado State Highway Department in instrument recorded in Book 410 at Page 485; AND EXCEPT a tract of land as conveyed to the Department of Highways, State of Colorado, in instrument recorded in Book 911 at Page 418; said Lot 18 being more particularly described as follows:

That part of Lot 18, Smith and Bailey's Riverside Subdivision described as commencing at the North Quarter (N $\frac{1}{4}$) corner of Section 6, Township 1 South, Range 1 West of the Ute Meridian, and considering the North line of Lot 2 of said Section 6 to bear N.90°00'00"E., with all bearings herein contained relative thereto; thence N.90°00'00"E. 659.91 feet along the North line of said Lot 2; thence S.00°00'00"W. 30.00 feet to the Northeast corner of said Lot 18, and the POINT OF BEGINNING; thence S.00°00'00"W. 567.12 feet along the East line of said Lot 18 to the Northerly right-of-way line of U.S. Highway 6 & 50; thence N.56°33'39"W. 938.90 feet along said Northerly right-of-way line; thence N.33°36'00"E. 59.72 feet to the North line of said Lot 18; thence N.90°00'00"E. 750.44 feet to the POINT OF BEGINNING. Contains 5.53 acres, more or less.

That said owner has caused the said real property to be laid out and surveyed as REPLAT OF LOT 18, SMITH AND BAILEY'S RIVERSIDE 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 dedicates 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, with further right of ingress and egress to and from the above described utility easements.

That all expenses for the improvements shall be financed by the seller or purchaser, and not the County of Mesa.

IN WITNESS WHEREOF, G. Michael Ferris has caused his name to be hereunto subscribed this 29 day of January, A.D., 1988.
G. Michael Ferris

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 29 day of January, A.D., 1988, by G. Michael Ferris.

My Commission Expires 11-1-89
Witness my hand and official seal

B. Shovel
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A.D., 1988, by the County Planning Commission of the County of Mesa, Colorado.

Mary K. Fuller
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9th day of March, A.D., 1988, by the Board of County Commissioners of the County of Mesa, Colorado.

Malvin Allen
Chairman

UTILITIES AND COORDINATING COMMITTEE CERTIFICATE

Approved this 9th day of MARCH, A.D., 1988, by the Utilities and Coordinating Committee of the County of Mesa, Colorado.

Richard D. Miller
Chairman

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss Rec# 1481027

I hereby certify that this instrument was filed in my office at 3:31 o'clock P..M., March 24, A.D., 1988, and is duly recorded in Plat Book No. 13, Page No. 390.
4-89

Carl Sawyer
Clerk and Recorder

Fees \$ 10.00

By: _____
Deputy

**REPLAT OF
LOT 18, SMITH & BAILEY'S
RIVERSIDE SUBDIVISION**

UDSELL S. WILLIAMS
751 Road Avenue
Grand Junction, Colorado 81501