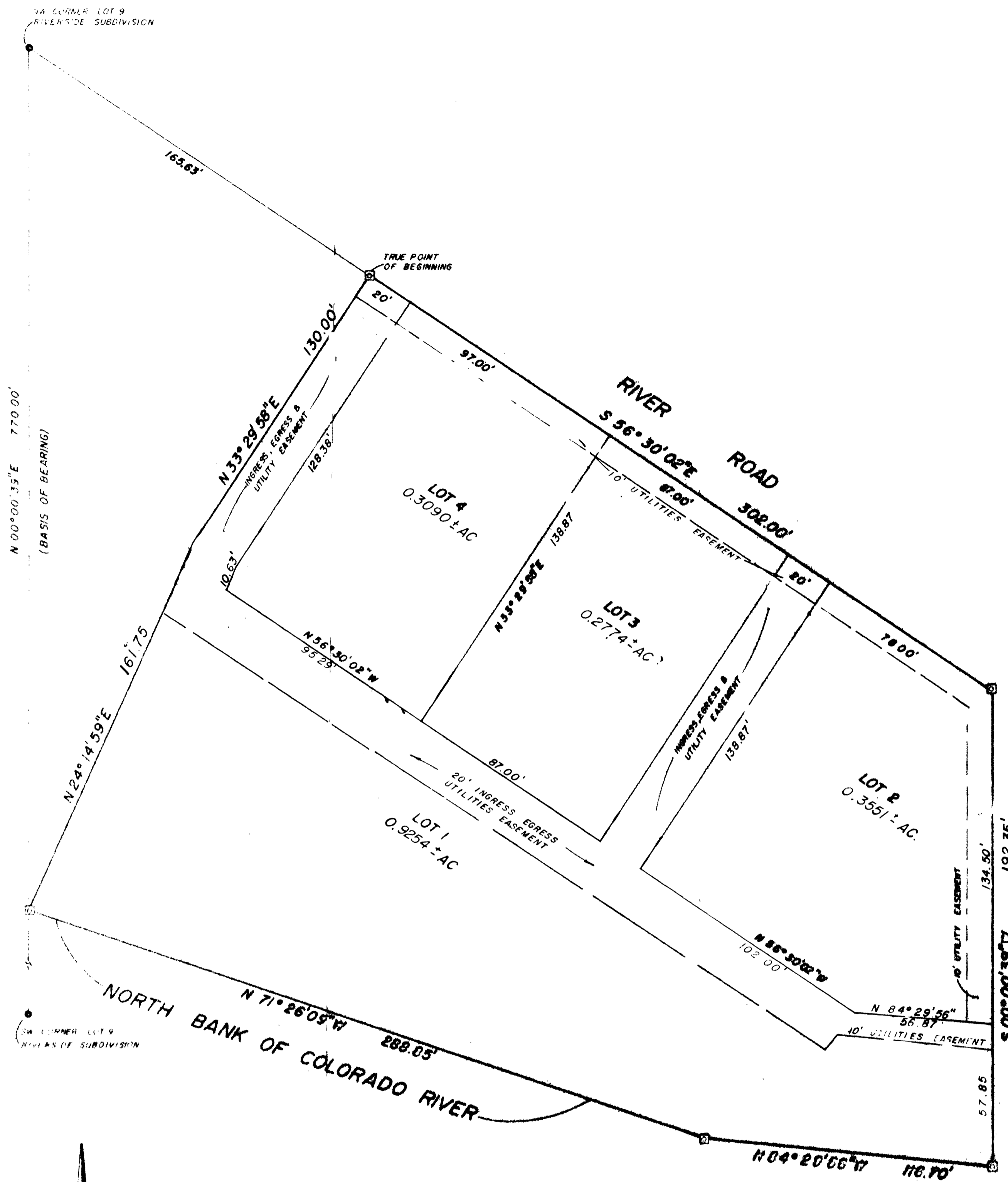


MATTHEWS SUBDIVISION

REPLAT OF PART OF LOT 9 & 10 RIVERSIDE SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned K. C. Matthews and Colleen R. Matthews are the owners of that real property situated in the County of Mesa, State of Colorado and a part of Lots 9 and 10, Riverside Subdivision as shown on the accompanying plat, said real property being more particularly described as follows:

Considering the West line of said Lot 9 to bear N 00° 00' 39" E and all bearings contained herein to be relative thereto beginning at the Northwest corner of said Lot 9, thence S 56° 30' 02" E 165.63 feet to the true point of beginning, thence S 56° 30' 02" E along the South right of way line of River Road 302.00 feet, thence leaving said South right of way line S 00° 00' 39" W 192.35 feet to the North bank of the Colorado River, thence along said North bank N 84° 29' 56" W 116.70 feet, thence N 71° 26' 09" W 288.85 feet to a point on the West line of said Lot 9, thence leaving said North River bank N 24° 14' 59" E 161.75 feet, thence N 33° 29' 58" E 130.00 feet to the true point of beginning, said tract or parcel contains 1.9913 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as MATTHEWS SUBDIVISION, REPLAT OF PART OF LOT 9 & 10 RIVERSIDE 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 as shown on the accompanying plat to the use of the public forever, and hereby dedicates 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.

WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 7th day of July A. D., 19 81

K. C. Matthews
K. C. Matthews

Colleen R. Matthews
Colleen R. Matthews

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me this 7th day of July A. D., 19 81 by K. C. Matthews and Colleen R. Matthews.

My commission expires: 3/05/85
Witness my hand and official seal.

Carmer Abeyta
County Clerk

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss 1264640
I hereby certify that this instrument was filed in my office at 4:20 o'clock P. M. this 31st day of July A. D., 19 81 and is duly recorded in Plat Book No. 13, at Page 403

Earl Sawyer Clerk and Recorder

By Hazel M. Hinchey Deputy

Fees: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of July A. D., 19 81 County Planning Commission of the County of Mesa, State of Colorado.

Paul W. Wray
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 7th day of July A. D., 19 81 Board of County Commissioners of the County of Mesa, State of Colorado.

Malvin Nelson
Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 21 day of July A. D., 19 81 Utilities Coordinating Committee of the County of Mesa, State of Colorado.

SURVEYORS CERTIFICATE

I, William G. Ryden, do hereby certify that the accompanying plat of MATTHEWS SUBDIVISION, REPLAT OF PART OF LOT 9 & 10 RIVERSIDE SUBDIVISION, a subdivision of a part of the County of Mesa State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

William G. Ryden
William G. Ryden Registered Professional Surveyor
Colorado Registration No. 9331

<p>COLORADO WEST SURVEYING COMPANY COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE</p> <p>836 Colorado Avenue Grand Junction, Colorado 81501 303 248-2787</p>	NO. DATE	REVISION	BY
	<p>MATTHEWS SUBDIVISION</p> <p>LOCATED IN PART OF LOT 9 & 10 RIVERSIDE SUBDIVISION, SECTION 9, T1S, R1W, MESA COUNTY, COLORADO</p>		
DES WGR	CK WGR	SHEET 1	
DR LP	DATE 2/27/81	OF	