

Replat Lot 12 Valley West Filing No. Three

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.B.W. Builders, Inc., John G. Jebsen, President and Warren E. Gardner, Secretary is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

All of Lot 12 Valley West Filing No. Three containing 3.500 acres

That said owner has caused the said real property to be laid out and surveyed as Replat Lot 12 Valley West Filing No. Three, 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 to the Public Utilities those portions of said real property which are labeled as utility, drainage & irrigation 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 of 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 15th day of JUNE, A.D., 1984.

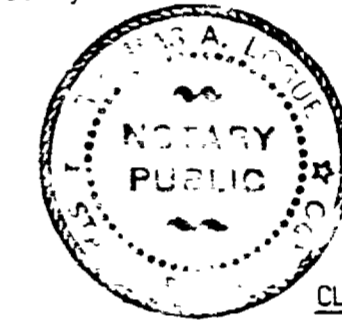
John G. Jebsen
John G. Jebsen, President

Warren E. Gardner
Warren E. Gardner, Secretary

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of JUNE, A.D., 1984, by John G. Jebsen, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc.

My Commission Expires:
Witness My Hand and Official Seal



James T. Patty Jr.
Notary Public

Address: 2784 Crossroads Blvd.
Grand Jct. CO.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA) 1368711

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M., this 8th day of August, A.D., 1984, and is duly recorded in Plat Book No. 13, Page 266.

Carl Sawyer
Clerk and Recorder

Harriet J. Taylor
Deputy \$10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of July, A.D., 1984.
County Planning Commission of the County of Mesa, Colorado.

Paul W. Nelson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of July, A.D., 1984.
Board of County Commissioners of the County of Mesa, Colorado.

James T. Patty Jr.
Chairman

SURVEYORS CERTIFICATE

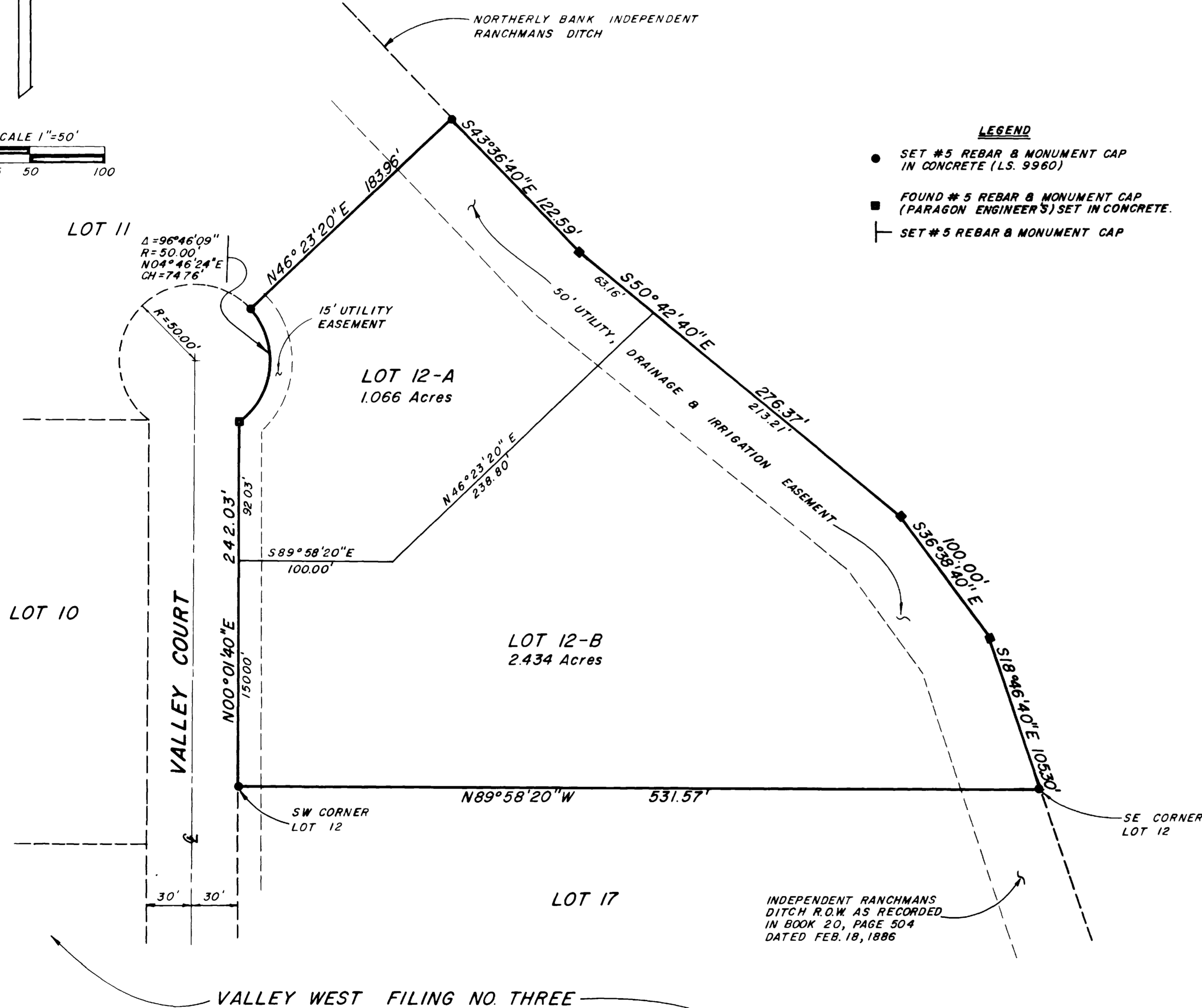
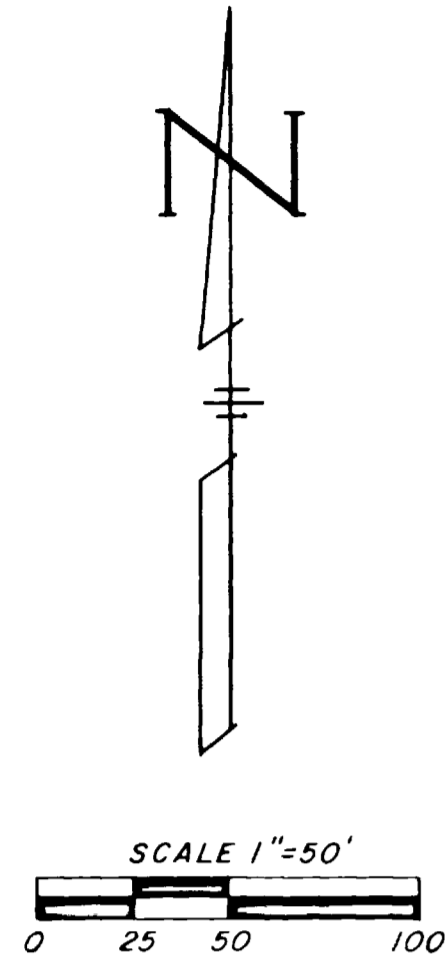
I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat Lot 12 Valley West Filing No. Three, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 6/15/84
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Utilities Coordinating Committee

C.E. Hockman
Chairman

July 11, 1984
Date



- LEGEND**
- SET #5 REBAR & MONUMENT CAP IN CONCRETE (L.S. 9960)
 - FOUND #5 REBAR & MONUMENT CAP (PARAGON ENGINEER'S) SET IN CONCRETE.
 - └ SET #5 REBAR & MONUMENT CAP

ORIGIN OF BEARINGS
NORTH LINE NE 1/4 SECTION 36, T.1N., R.2W., U.M.
N89°59'40"E

INDEPENDENT RANCHMANS DITCH R.O.W. AS RECORDED IN BOOK 20, PAGE 504 DATED FEB. 18, 1886

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.

	REVISIONS NO. DATE REVISION BY	
	Replat Lot 12 Valley West Filing No. Three	
ROLLAND ENGINEERING 844 Grand Avenue Suite C Grand Junction, Colorado 81501 Phone 243-8300	DESIGNED: JTP DRAWN: LJS	CHECKED: JTP DATE: 6-14-84