

ARROWEST COMMERCIAL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Ben E. Carnes, George R. White, Paul S. Barru and William H. Nelson are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the S 1/2 SE 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE Corner of said Section 31; Thence N 89° 59' 40" W along the south line of the SE 1/4 of said Section 31 a distance of 1301.87 feet to a point on the centerline of the Appleton Drain Ditch, said point being the TRUE POINT OF BEGINNING; Thence continuing N 89° 59' 40" W along said south line of the SE 1/4 of Section 31 a distance of 257.74 feet to a point on the centerline of the Independent Ranchmans Ditch; Thence N 31° 00' 00" W along said centerline of the Independent Ranchmans Ditch a distance of 769.36 feet to a point on the south line of the NE 1/4 SW 1/4 SE 1/4 of said Section 31; Thence S 89° 59' 36" W along said south line of the NE 1/4 SW 1/4 SE 1/4 of said Section 31 a distance of 23.56 feet to the SW Corner of the NE 1/4 SW 1/4 SE 1/4 of said Section 31; Thence N 00° 02' 03" E along the west line of the NE 1/4 SW 1/4 SE 1/4 of said Section 31 a distance of 39.18 feet to a point on the centerline of said Independent Ranchmans Ditch; Thence N 31° 00' 00" W along said centerline of the Independent Ranchmans Ditch a distance of 42.01 feet; Thence N 29° 55' 35" W along said centerline of the Independent Ranchmans Ditch a distance of 673.99 feet to a point on the north line of the S 1/2 SE 1/4 of said Section 31; Thence N 89° 58' 51" E along said north line of the S 1/2 SE 1/4 of Section 31 a distance of 2075.28 feet to a point on the centerline of the Appleton Drain Ditch; Thence S 38° 14' 28" W along said centerline of the Appleton Drain Ditch a distance of 1680.00 feet to the TRUE POINT OF BEGINNING, containing 35.460 acres.

That said owners have caused the said real property to be laid out and surveyed as Arrowest Commercial Subdivision, a subdivision of a part of the County of Mesa, 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 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 10th day of NOVEMBER A.D., 1978.

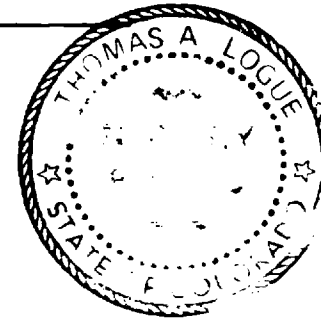
Ben E. Carnes
Ben E. Carnes
Paul S. Barru
Paul S. Barru

George R. White
George R. White
William H. Nelson
William H. Nelson

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10th day of NOVEMBER A.D., 1978 by Ben E. Carnes, George R. White, Paul S. Barru and William H. Nelson.

My commission expires: Aug. 9th 1981. Witness my hand and official seal. Thomas A. Logie
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) 1177306

I hereby certify that this instrument was filed in my office at 8:30 o'clock A.M. this 24 day of Nov A.D., 1978 and is duly recorded in Plat Book No. 12, Page 71.

Carl Sawyer
Clerk and Recorder Deputy Fees: \$ 20⁰⁰

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of NOVEMBER A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

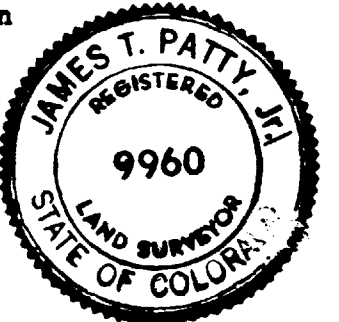
Approved this 20th day of NOVEMBER A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

W. L. Smith
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Arrowest Commercial Subdivision, 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.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

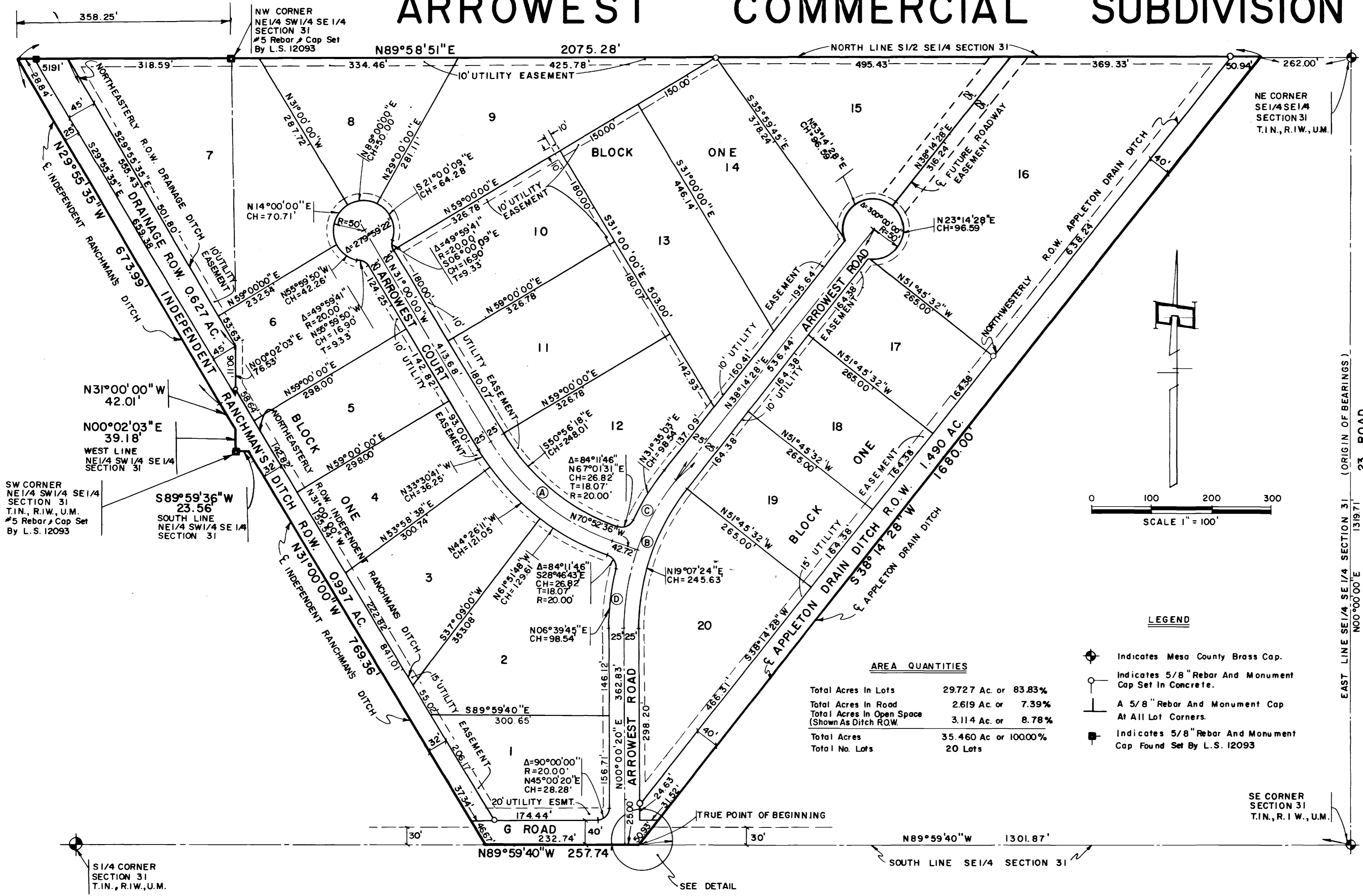


By: Bill Benson
Mesa County Road Department

Date: 11-16-78

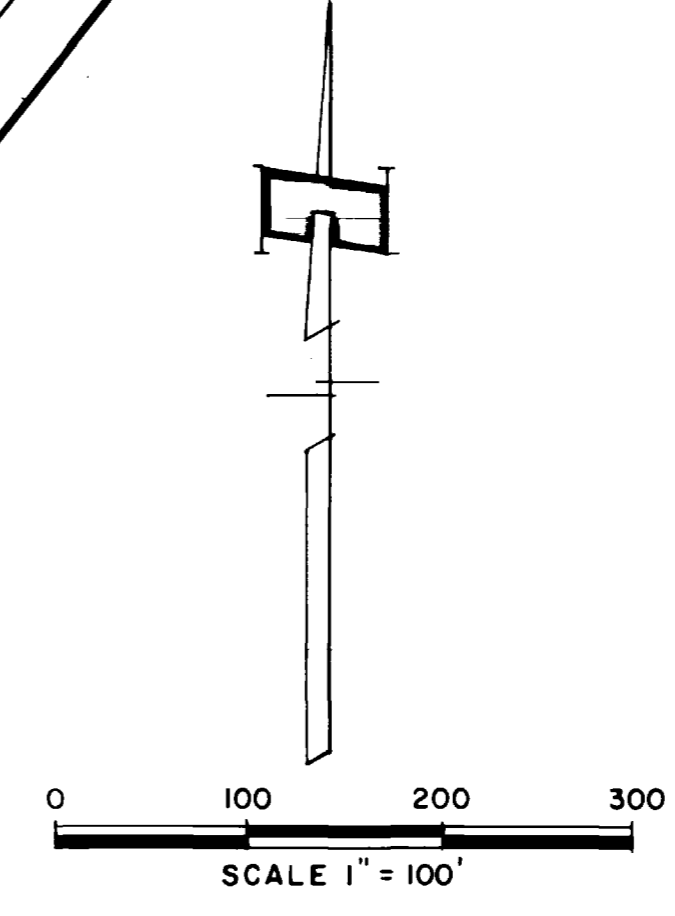
ARROWEST COMMERCIAL SUBDIVISION

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NE CORNER
SE1/4 SE1/4
SECTION 31
T.I.N., R.I.W., U.M.

SW CORNER
NE1/4 SW1/4 SE1/4
SECTION 31
T.I.N., R.I.W., U.M.
#5 Rebar / Cap Set
By L.S. 12093



LEGEND

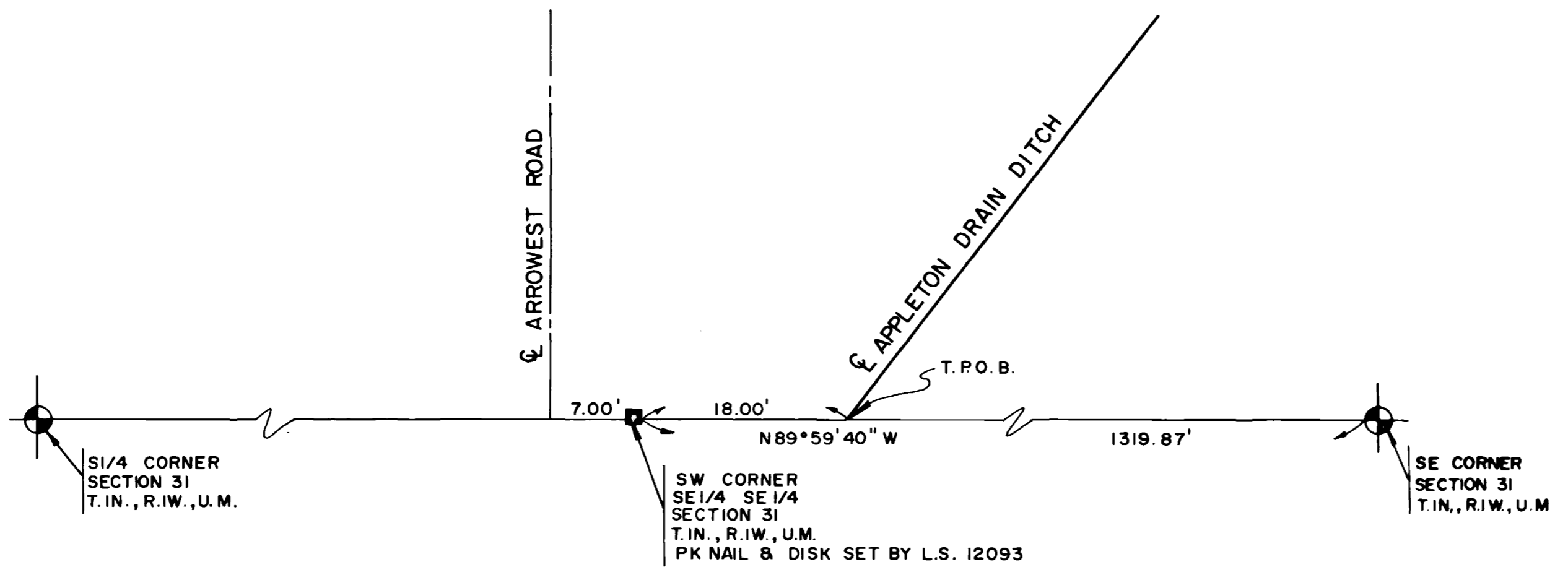
- Indicates Mesa County Brass Cap.
- Indicates 5/8" Rebar And Monument Cap Set In Concrete.
- A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates 5/8" Rebar And Monument Cap Found Set By L.S. 12093

AREA QUANTITIES

Total Acres In Lots	29.727 Ac. or 83.83%
Total Acres In Road	2.619 Ac. or 7.39%
Total Acres In Open Space (Shown As Ditch R.O.W.)	3.114 Ac. or 8.78%
Total Acres	35.460 Ac or 100.00%
Total No. Lots	20 Lots

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANG.	LENGTH	CHORD	BEARING
A	39° 52' 36"	388.65'	140.98'	270.49'	265.06'	N50° 56' 18" W
B	38° 14' 08"	400.00'	138.65'	266.93'	262.01'	N19° 07' 24" E
C	19° 07' 04"	400.00'	67.36'	133.47'	132.85'	N28° 40' 56" E
D	19° 07' 04"	400.00'	67.36'	133.47'	132.85'	N09° 33' 52" E



DETAIL SCALE 1" = 10'

ARROWEST COMMERCIAL SUBDIVISION
 PARAGON ENGINEERING, INC.