

WEST CLIFTON BUSINESS PARK

MINOR SUBDIVISION PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED MACK M. HAYDEN AND JOAN M. HAYDEN ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, AND BEING THAT PART OF THE NW 1/4 OF SECTION 11, T.1S. R.1E., UTE MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50.00 FEET S 00° 00' 00" E AND 288.00 FEET N 89° 48' 00" W OF THE NE CORNER OF THE NW 1/4 NW 1/4 OF SECTION 11, T.1S. R.1E., UTE MERIDIAN; THENCE N 89° 48' 00" W 373.38 FEET; THENCE S 00° 09' 31" W 381.02 FEET; THENCE S 89° 48' 00" E 128.07 FEET; THENCE S 66° 13' 23" E 54.62 FEET; THENCE S 89° 48' 00" E 267.88 FEET; THENCE N 29° 36' 00" E 272.02 FEET; THENCE N 89° 48' 00" W 71.11 FEET; THENCE S 00° 05' 00" W 12.13 FEET; THENCE N 89° 48' 00" W 135.00 FEET; THENCE N 00° 05' 00" E 178.00 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.

THAT THE SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS WEST CLIFTON BUSINESS PARK.

THAT THE 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 DO HEREBY DEDICATE 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 AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES AND TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELLING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, SAID MACK M. HAYDEN AND JOAN M. HAYDEN HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF JANUARY A.D. 1985

BY: Mack M. Hayden
MACK M. HAYDEN

BY: Joan M. Hayden
JOAN M. HAYDEN

STATE OF COLORADO)
COUNTY OF MESA) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January A.D. 1985, BY MACK M. HAYDEN AND JOAN M. HAYDEN.

MY COMMISSION EXPIRES 01/31/87 WITNESS MY HAND AND OFFICIAL SEAL.

Cynthia Marie Adams
NOTARY PUBLIC
P.O. Box 447, Clifton, Co. 81204
ADDRESS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:25 O'CLOCK P.M. January 15, 1985 A.D. 1985, AND IS DULY RECORDED IN PLAT BOOK NO. 13, PAGE 299 Filed Y-2

Earl Surgen
CLERK AND RECORDER

BY: Bonnie Nelson
DEPUTY

FEES: 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 15 DAY OF Jan A.D. 1985. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BY: Paul Nelson (by Bennett Bonharts)
CHAIRMAN

ENCUMBRANCES RATIFICATION AND APPROVAL

THE FOLLOWING FINANCIAL INSTITUTION HOLDS A FIRST DEED OF TRUST ON WEST CLIFTON BUSINESS PARK, AND HEREBY RATIFIES AND APPROVES THE FOREGOING MAP OF WEST CLIFTON BUSINESS PARK.

PALISADES NATIONAL BANK

BY: Robert D. Hoffman, V.P.
ROBERT D. HOFFMAN, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF MESA) S.S.

THE FOREGOING ENCUMBRANCE RATIFICATION AND APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY A.D. 1985 BY ROBERT D. HOFFMAN.

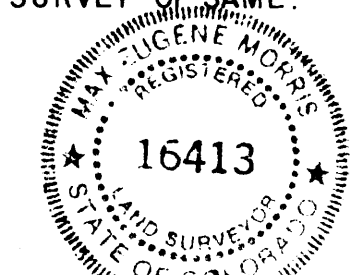
MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.

Alvin J. Hodges
NOTARY PUBLIC
ADDRESS _____

SURVEYOR'S CERTIFICATE

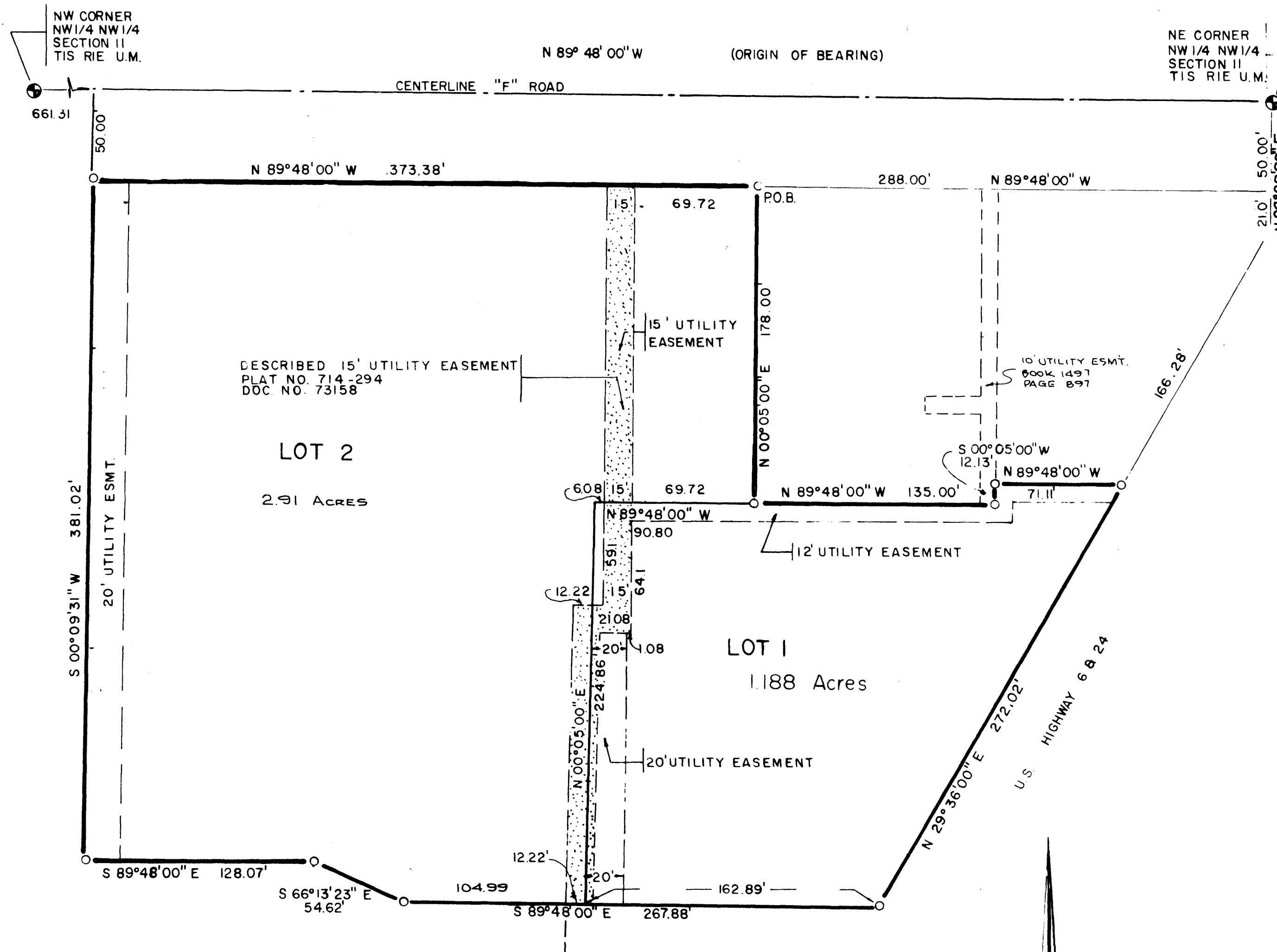
MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF WEST CLIFTON BUSINESS PARK, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

BY: Max E. Morris 1/10/85
MAX E. MORRIS
L.S. 16413



REVISED 12/20/84 EASEMENTS ADDED

| WEST CLIFTON BUSINESS PARK | |
|---------------------------------------|-----------------------|
| NW 1/4 SECTION 11, T.1S., R.1E., U.M. | |
| For: MACK HAYDEN | Surveyed by: MEM, DKB |
| Scale: 1" = 50' | Drawn by: KLK |
| Date: | Approved by: |
| | Sheet no. 1 OF 1 |
| | File: 4196 |



LEGEND & NOTES

- ⊕ MESA COUNTY SURVEY MONUMENTS
- SET NO. 5 x 2.0' REBAR AND CAP (I6413) IN CONCRETE
- └ SET NO. 5 x 2.0' REBAR AND CAP (L.S. 16413)

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS 15th DAY OF January A.D. 1985 BOARD OF COUNTY COMMISSIONER'S OF THE COUNTY OF MESA, COLO.

BY: Gene C. Paul
CHAIRMAN

UTILITIES COORDINATING COMMITTEE APPROVAL

APPROVED THIS 10th DAY OF Jan A.D. 1985

BY: CE Stockman
CHAIRMAN

Re-recorded to show date of
County Commission signature

138117

STATE OF COLORADO)
COUNTY OF MESA) S.S.

JAN 17 1985
9:24 A 300
13
Bonnie Nelson
Y-2