

FREEWAY COMMERCIAL SUBDIVISION AMENDED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned **CBW BUILDERS, INC.** is the owner of that real property situated in the County of Mesa, State of Colorado and lying in a part of the $W^2E^2NW^4NW^4$ and $W^2E^2SW^4NW^4$ of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Commencing at the NE corner $W^2E^2NW^4NW^4$ of said Section 17; thence $S89^{\circ}51'00''$ W along the north line of said Section 17 35.00 ft.; thence $S00^{\circ}22'02''$ E 850.00 ft. to the TRUE POINT OF BEGINNING; thence $S00^{\circ}22'02''$ E 368.32 ft. to a point on the north right-of-way fence of U.S. Highway 6 & 24; thence $S73^{\circ}32'00''$ W along said fence 307.49 ft. to a point on the west line of said $W^2E^2SW^4NW^4$; thence $S00^{\circ}22'17''$ W along said west line and continuing along the west line of said $W^2E^2NW^4NW^4$ 472.70 ft.; thence $N89^{\circ}51'00''$ E 295.46 ft. to the TRUE POINT OF BEGINNING; and containing 2.913 acres, more or less.

That said owner has caused the real property to be laid out and surveyed as FREEWAY COMMERCIAL SUBDIVISION AMENDED, a subdivision of a part of the County of Mesa.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby dedicate 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 telegraph and electric lines, poles, and cables; storm and sanitary sewer mains; water mains; gas pipelines.

That all expense of installation of utilities referred to above, for grading or landscaping, and for street paving or improvements shall be financed by the seller or purchaser, not the County of MESA.

IN WITNESS WHEREOF, said owner **CBW BUILDERS, INC.** name to be hereunto subscribed this 15th day of July, A. D., 1974.

William E. Foster
William E. Foster, Pres.

Warren E. Gardner
Warren E. Gardner, Secy. & Treas.

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 15th day of July, A. D., 1974 by William E. Foster and Warren E. Gardner.

My commission expires October 10, 1977

Witness my hand and official seal.

Mary E. Brown
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS 1075682

I hereby certify that this instrument was filed in my office at 9:42 o'clock A.M., Sep 6, A. D., 1974, and is duly recorded in Plat 11, Book 122, Record No. 1075682.

Anne M. Dunston

10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 3rd day of Sept., A. D., 1974.
County Planning Commission of the County of MESA, Colorado.

By *James A. Hill*
Chairman

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 3rd day of September, A. D., 1974.
Board of County Commissioners of the County of MESA, Colorado.

By *Edwin E. Lamm*
Chairman

DEEDYOR'S CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of FREEWAY COMMERCIAL SUBDIVISION AMENDED, 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 *Luther T. Musgrove*
Registered Land Surveyor
L. S. 10386

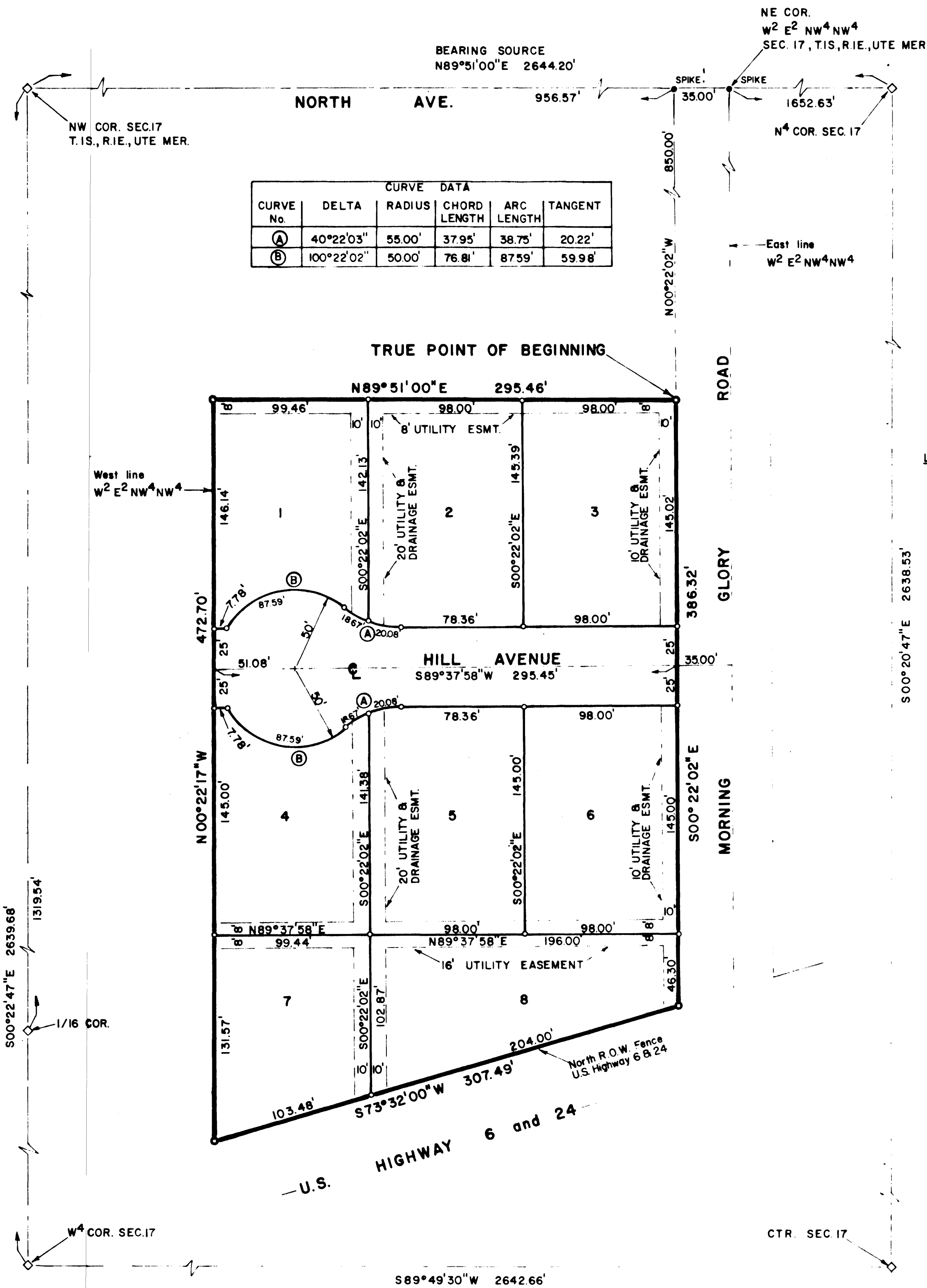


FINAL PLAT OF
FREEWAY COMMERCIAL
SUBDIVISION
AMENDED

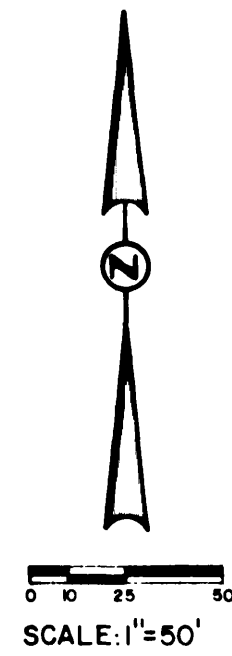
FOR
CBW BUILDERS, INC.
P.O. BOX 2163 GRAND JUNCTION, COLORADO PHONE: 242-3517

BY
MUSGROVE SURVEYING
656 31 ROAD GRAND JUNCTION, COLORADO PHONE: 303-434-7089
81501

JULY 3, 1974 FILE: 74-05-08



CURVE DATA				
CURVE No.	DELTA	RADIUS	CHORD LENGTH	TANGENT
(A)	$40^{\circ}22'03''$	55.00'	37.95'	20.22'
(B)	$100^{\circ}22'02''$	50.00'	76.81'	59.98'



LEGEND:

- ◊ Found M.C.S.M.
- Boundary Monument, Set no. 5 rebar 36" long w/ cap in concrete
- Lot corner, Set no. 5 rebar 24" long w/ cap

	AREA SUMMARY		No.
	AREA ACRES	%	
LOTS	2.50	85.86	8
ROAD	0.41	14.14	
TOTAL	2.91	100.00	

COUNTY SURVEYORS' CERTIFICATE

Approved for content and form only and not to the accuracy of surveys, calculations or drafting. Pursuant to C. R. S. 1963, 136-2-2 as amended.

By *Rogan C. Head*
Mesa County Surveyor Date: 8/30/74

By *Ernest H. Jean*
Date: 8-30-74
Mesa County Road Dept.

By *Perry J. Wilkett*
Date: 8-29-74
Utilities Coordinating Committee