

MONUMENT VILLAGE SHOPPING CENTER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Monument Village Shopping Center Co., a Colorado General Partnership; is the owner of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the North Half (N¹/2) of Section 23, T11S, R101W, of the 6th P.M. Mesa County, Colorado and being more particularly described as follows:

Commencing at the North Quarter Corner (N¹/4 Cor) of said Section 23, and considering the Northernly line of the Northwest Quarter of said Section 23 to bear N89°21'00"W with all other bearings contained herein relative thereto; thence S03°02'22"E, 1423.72 feet; thence S00°02'55"E, 310.00 feet; thence S07°49'07.5"W, 97.92 feet, to the True Point of Beginning; thence around the arc of a curve to the right having a radius of 357.69 feet, whose chord bears S23°26'17"W, 96.49 feet, through a central angle of 15°30'14" 96.79 feet along said curve to a point of tangency; thence S31°11'24"W, 135.67 feet to a point of curvature; thence around the arc of a curve to the right having a radius of 40.00 feet, whose chord bears S76°11'24"W, 56.56 feet, through a central angle of 90°00'00", 62.83 feet along said curve to a point of tangency; thence N58°48'36"W, 367.53 feet; to a point of curvature; thence around the arc of a curve to the right having a radius of 1372.5 feet, whose chord bears N56°43'20"W, 100.00 feet, through a central angle of 4°10'32", 100.02 feet along said curve to a point intersection with a straight line; thence N31°11'24"E, 68.31 feet; thence N89°57'05"E, 253.53 feet; thence S00°02'55"E, 86.00 feet; thence N89°57'05"E, 272.60 feet, to the point of beginning, containing 1.990 acres more or less.

That the said owners have caused the real property to be laid out and surveyed as MONUMENT VILLAGE SHOPPING CENTER, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the streets and Public Site as shown on said plat to the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on said plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains, water mains, gas pipelines; and those portions of said real property which are labeled as irrigation easements on said plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

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

IN WITNESS WHEREOF, said owner, Monument Village Shopping Center Co., has caused its name to be hereunto subscribed this 30th day of June, A.D., 1978, Norden Company of Colorado, Partner.

H. Norden vanHorne, Pres.

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of June, A.D., 1978 by Norden Company of Colorado. My commission expires _____ Witness my hand and official seal.

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA) # 1166796

I hereby certify that this instrument was filed in my office at 4:20 o'clock P.M., July 26, A.D., 1978, and is duly recorded in Plat Book 12, Page 51, Reception No. 1166796

Earl Swanson, My Deputy
Clerk & Recorder
COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of July, A.D., 1978, County Planning Commission of the County of Mesa, Colorado.

Mary A. Buss
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 18th day of July, A.D., 1978, Board of County Commissioners of the County of Mesa, Colorado.

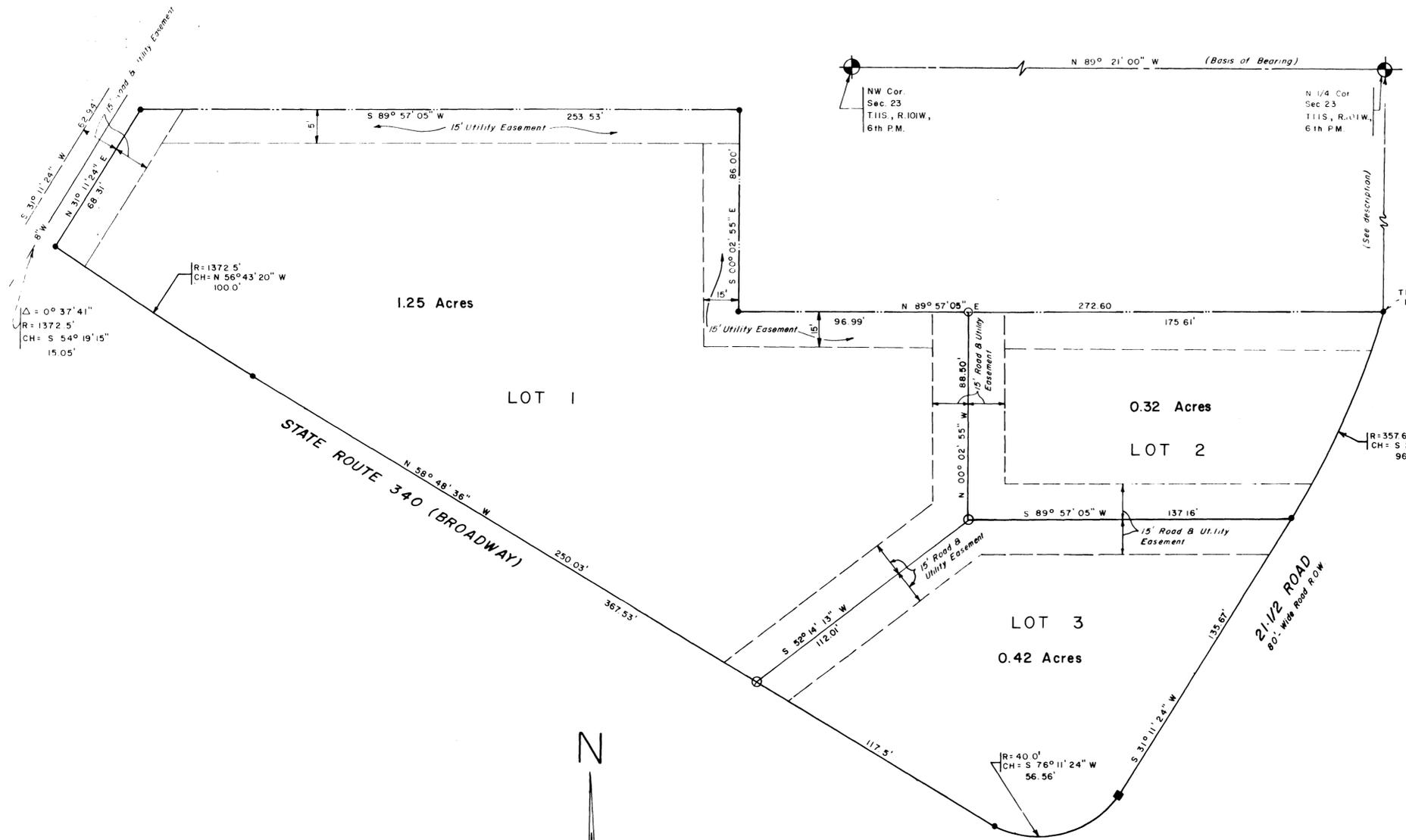
Chairman

SURVEYOR'S CERTIFICATE

I, Edward A. Armstrong, do hereby certify that the accompanying plat of MONUMENT VILLAGE SHOPPING CENTER, a subdivision of a part of the County of Mesa has been prepared under my direction, and accurately represents a field survey of same.

Edward A. Armstrong
Edward A. Armstrong, Registered
Land Surveyor, Colorado Reg.
No. 11441

Bill Benson Date 7-24-78
Mesa County Road Department



LEGEND

- ◆ Mesa County Brass Cap
- Found 5/8" Rebar with Cap Mk'd ARMSTRONG PE LS 11441 (set in conc.)
- Set 5/8" Rebar with Cap Mk'd ARMSTRONG PE LS 11441
- Set 5/8" Rebar with Cap Mk'd LUKE LS 14115

ARMSTRONG ENGINEERS ENGINEERING - SURVEYING CONCRETE & SOILS TESTING	
1" = 30'-0"	NORDEN CO. OF COLO.
4/24/78 F J G	MONUMENT VILLAGE SHOPPING CENTER REDLANDS GRAND JUNCTION, COLO
T A W	JOB NUMBER 781677
SHEET 1 of 1	