

BENSON SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned John W. Benson 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 SE 1/4 Section 35, T.1N, R.1W 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 the NE 1/4 SE 1/4 of said Section 35; Thence N 00° 00' 00" E along the east line of the NE 1/4 SE 1/4 of said Section 35 a distance of 439.73 feet to the SE Corner of the N 1/2 S 2/3 NE 1/4 SE 1/4 of said Section 35; Thence continuing N 00° 00' 00" E along said east line of the NE 1/4 SE 1/4 of said Section 35 a distance of 131.20 feet to the TRUE POINT OF BEGINNING; Thence N 89° 58' 16" W 332.00 feet; Thence N 24° 54' 39" E 230.39 feet; Thence S 89° 51' 20" E 234.96 feet to a point on the east line of the NE 1/4 SE 1/4 of said Section 35; Thence S 00° 00' 00" W along said east line of the NE 1/4 SE 1/4 of Section 35 a distance of 208.53 feet to the TRUE POINT OF BEGINNING, containing 1.359 acres.

That said owner has caused the said real property to be laid out and surveyed as Benson Subdivision 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 dedicate to the Public Utilities those portions of said real property which are labeled as utility, irrigation and drainage 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 owner has caused his name to be hereunto subscribed this 28th day of MAY A.D., 1980.

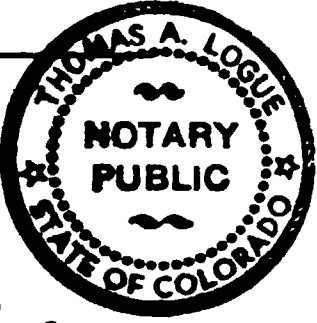
John W. Benson
John W. Benson

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 28th day of May A.D. 1980 by John W. Benson.

My Commission Expires: Aug. 9, 1981
Witness My Hand and Official Seal.

Thomas A. Losie
Notary Public



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss Rec. # 1238637

I hereby certify that this instrument was filed in my office at 12:27 o'clock A.M., this 28th day of October A.D., 1980, and is duly recorded in Plat Book No. 12, Page 328.

Earl Sawyer
Clerk and Recorder

Deputy

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of September, A.D., 1980.
County Planning Commission of the County of Mesa, Colorado.

Alfred Sorenson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 17th day of September, A.D., 1980.
Board of County Commissioners of the County of Mesa, Colorado.

Maxine Allen
Chairman

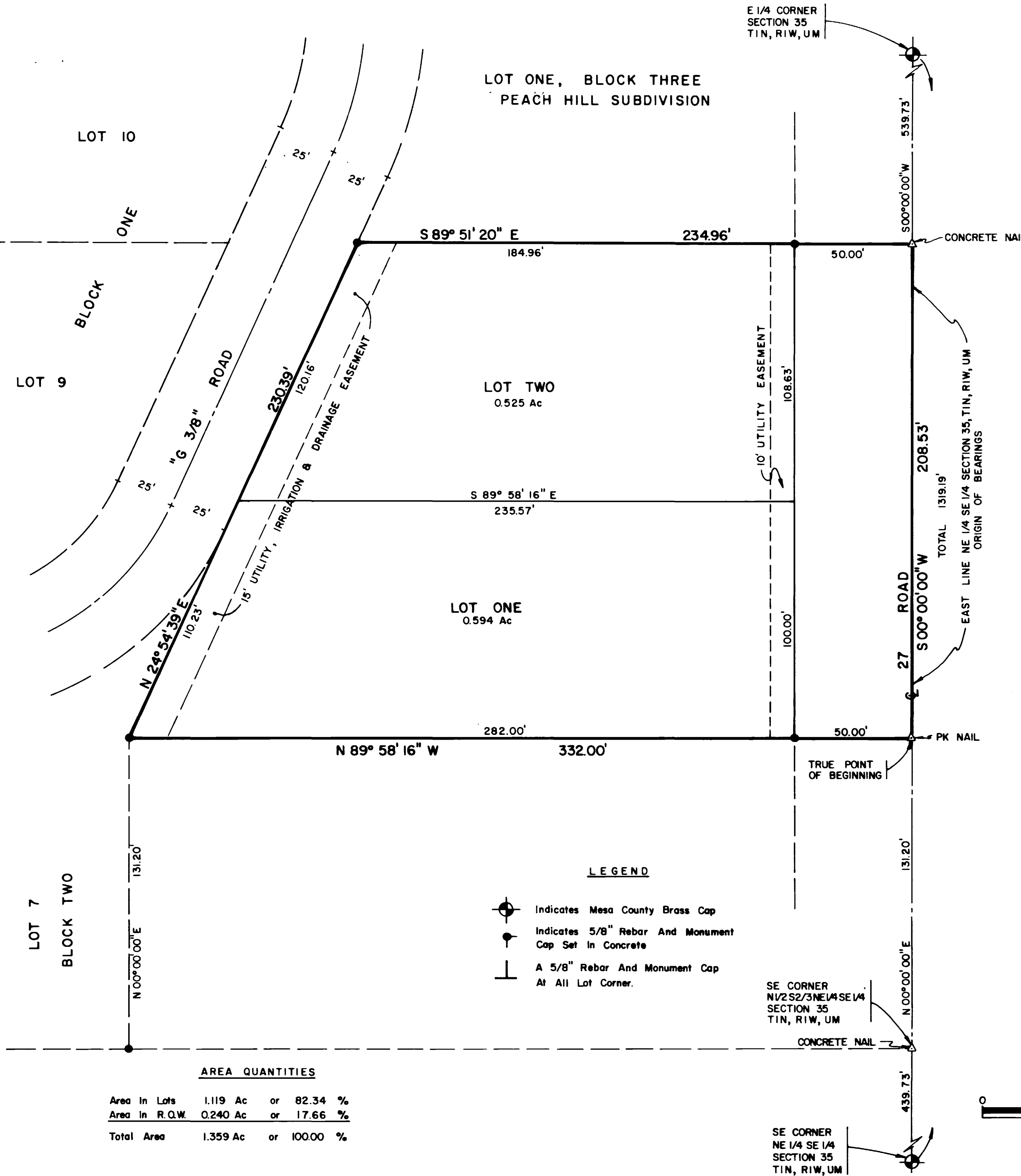
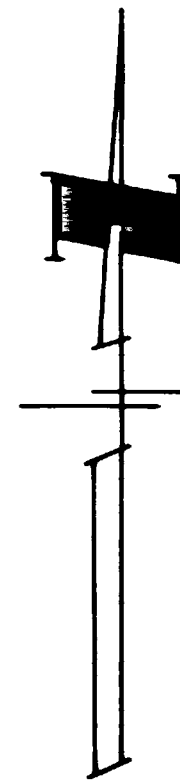
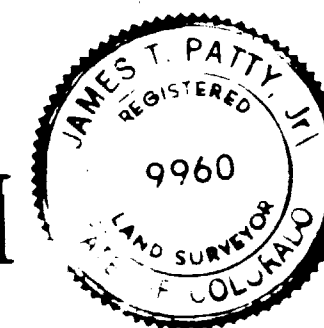
SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Benson 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. 5/6/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

By: Robert H. Larson
Mesa County Road Department

Date JUNE 23, 1980



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 Corner.

SE CORNER
N 1/2 S 2/3 NE 1/4 SE 1/4
SECTION 35
T.1N, R.1W, U.M

SE CORNER
NE 1/4 SE 1/4
SECTION 35
T.1N, R.1W, U.M

AREA QUANTITIES

Area In Lots	1.119 Ac	or	82.34 %
Area In R.O.W.	0.240 Ac	or	17.66 %
Total Area	1.359 Ac	or	100.00 %

BENSON SUBDIVISION



PARAGON ENGINEERING, INC.