

REPLAT of REPLAT of LOTS 1,2,7, and PARTS of LOTS 3 & 6

ARROWWOOD SUBDIVISION

(FORMERLY PIN SUBDIVISION)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned UNITED BANK OF GRAND JUNCTION OF GRAND JUNCTION DOWNTOWN, is the owner of that real property situated in Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 1 REPLAT OF LOTS 1,2,7 AND PARTS OF LOTS 3 & 6 ARROWWOOD SUBDIVISION (FORMERLY PIN SUBDIVISION) whose South line is recorded as bearing North 84°18'00" West and all bearings contained herein to be relative there to; thence North 28°20'00" East 305.83 feet to the Northwest Corner of Lot 2 of said REPLAT OF LOTS 1,2,7 AND PARTS OF LOTS 3 & 6 ARROWWOOD SUBDIVISION (FORMERLY PIN SUBDIVISION); thence South 84°18'00" East 242.66 feet to the Northeast Corner of Lot 3 of said REPLAT OF LOTS 1,2,7 AND PARTS OF LOTS 3 & 6 ARROWWOOD SUBDIVISION (FORMERLY PIN SUBDIVISION); thence South 10°02'01" East 71.47 feet; thence South 38°16'55" West 100.00 feet; thence South 09°00'59" West 129.43 feet to the Southeast Corner of Lot 4 of said REPLAT OF LOTS 1,2,7 AND PARTS OF LOTS 3 & 6 ARROWWOOD SUBDIVISION (FORMERLY PIN SUBDIVISION); thence North 84°18'00" West 318.39 feet to the Point of Beginning.

That said owner has caused the said real property to be laid out and surveyed as REPLAT OF REPLAT OF LOTS 1,2,7, AND PARTS OF LOTS 3 & 6 ARROWWOOD SUBDIVISION (FORMERLY PIN SUBDIVISION), a subdivision of a part of the County of Mesa, in the State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to use of the public forever, and hereby dedicates 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 subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and right shall be utilized in reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not by the county of Mesa.

IN WITNESS WHEREOF said owner has caused their name to hereunto subscribed this 11 day of JANUARY A.D. 1988

Robert B. Skalicky
Robert B. Skalicky A.V.P. United Bank of Grand Junction Downtown

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17th day of January A.D. 1988
County Planning Commission, County of Mesa, State of Colorado.

Mary Fuller
Chairperson

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 24th day of January A.D. 1988
Board of County Commissioner's, County of Mesa, State of Colorado.

Wendell Pool
Chairperson

UTILITIES COORDINATING COMMITTEE

Rich D. Miller
Chairperson

SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, do hereby certify that to the best of my knowledge and beliefs, the accompanying plat of REPLAT OF REPLAT OF LOTS 1,2,7, AND LOTS 3 & 6 ARROWWOOD SUBDIVISION (FORMERLY PIN SUBDIVISION) a subdivision of a part of Mesa County, State of Colorado, has been prepared under my direct supervision and accurately represents a survey of the same

Cecil D. Caster
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. No. 24943

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss Drawn # J-21 \$10.00
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:04 o'clock PM. This 27th day of January A.D. 1988 and is duly recorded as Reception Number 1507225 in Plat Book 13 at Page 423 thru inclusive.

Earl Sawyer
Clerk and Recorder

Deputy

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 11th day of January A.D. 1988 by Robert B Skalicky A.V.P. United Bank of Grand Junction Downtown.

My commission expires the 2nd day of July 1991 A.D.
Witness my hand and official seal.

Erin G. Lopez
Notary Public

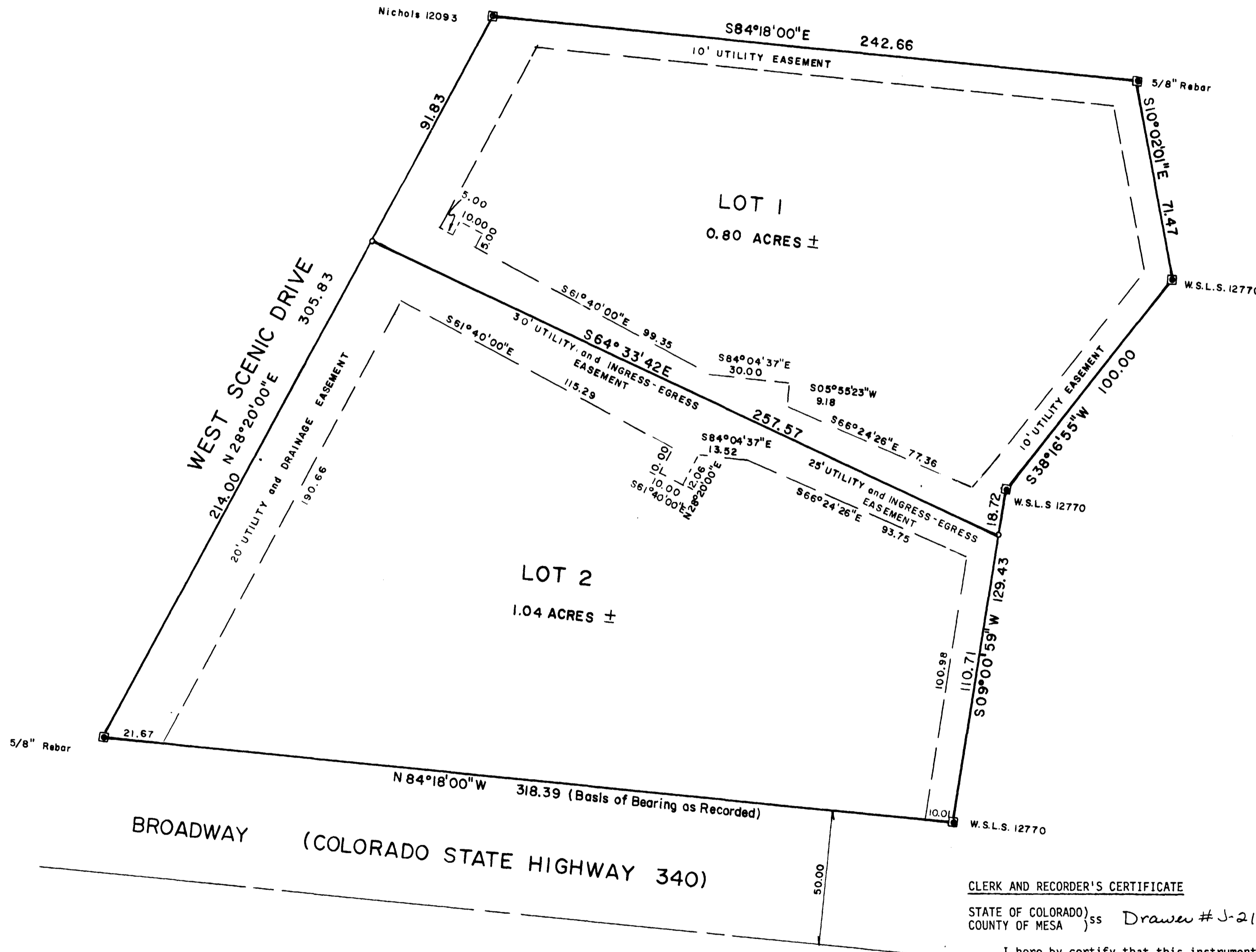
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Monument Surveying Co.
1005 North 12th Street, #206
Grand Junction, CO 81501
241-1273
Located SE1/4, S17, T1S, R1W, U.M.

REPLAT of REPLAT of LOTS 1,2,7, and PARTS of LOTS 3 & 6 ARROWWOOD SUBDIVISION (FORMERLY PIN SUBDIVISION)

DESIGNED llc FIELD APPROVAL
DRAWN llc TECHNICAL APPROVAL
CHECKED llc APPROVED
PREPARED FOR UNITED BANK OF GRD. JCT JOB NO SUB-88-5



WEST SCENIC DRIVE
214.00 N 28°20'00"E
20' UTILITY and DRAINAGE EASEMENT
305.83

BROADWAY
(COLORADO STATE HIGHWAY 340)
N 84°18'00"W 318.39 (Basis of Bearing as Recorded)



- = Found Monument as noted
- = Set 5/8" X 2 1/4" Rebar and Cap
PLS No. 24943
- = Placed Concrete around Monument

Note: It will be the responsibility of the purchaser to secure adequate irrigation shares from the Redlands Power and Water Company.

