

# ORCHARD MESA COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Top of The Hill Investments, a Colorado Co-Partnership, Daniel R. Thurlow, Samuel T. Haupt, Robert V. Turner and James R. Land are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 SW 1/4 of Section 25, T.1S., R.1W., U.M.

Commencing at the N. W. Corner of the NE 1/4 SW 1/4 of said Section 25; Thence S. 22° 23' 48" E 370.57 feet to the TRUE POINT OF BEGINNING. Said point being on the Southerly right-of-way of U. S. Highway No. 50; Thence continuing along said Southerly right-of-way by the following five (5) courses and distances

- S. 59° 27' 30" E 15.56 feet
- S. 68° 22' 50" E 100.39 feet
- S. 81° 44' 02" E 103.10 feet
- N. 89° 33' 05" E 107.70 feet
- N. 76° 49' 23" E 112.22 feet

Thence S. 00° 11' 06" E 679.28 feet; Thence S. 89° 59' 16" W 435.00 feet; Thence N. 00° 00' 44" W 338.05 feet; Thence N. 01° 05' 45" E 374.68 feet to the TRUE POINT OF BEGINNING. Containing 6.625 Acres.

That said owners have caused the said real property to be laid out and surveyed as Orchard Mesa Commercial Park, a subdivision of a part of Mesa County.

That said owners do hereby dedicate and set apart all of the roads and pedestrian right-of-way as shown on the accompanying plat to the use of the public and public utilities forever, and 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, including but not limited to electric lines, gas lines, 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.

That all expense for street paving or improvement shall be financed by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners Top of The Hill Investments, a Colorado Co-Partnership, Daniel R. Thurlow, Samuel T. Haupt, Robert V. Turner and James R. Land have caused their names to be hereunto subscribed this 19th day of OCTOBER, A. D., 1977.

*Daniel R. Thurlow*  
Daniel R. Thurlow  
*Robert V. Turner*  
Robert V. Turner

*Samuel T. Haupt*  
Samuel T. Haupt  
*James R. Land*  
James R. Land

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 15th day of OCTOBER, A.D., 1977 by Top of The Hill Investments, Daniel R. Thurlow, Samuel T. Haupt, Robert V. Turner and James R. Land.

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

*Thomas A. Jones*  
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss # 1149093

I hereby certify that this instrument was filed in my office at 4:45 o'clock P. M., this 19th day of December, A.D., 1977 and is duly recorded in Plat Book No. 11, Page 319.

*Earl Sawyer*  
Clerk and Recorder

Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 7th day of NOV., A.D., 1977. County Planning Commission of the County of Mesa, Colorado.

*Ed. Anderson*  
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 7th day of NOVEMBER, A.D., 1977. Board of County Commissioners of the County of Mesa, Colorado.

*Howard Roland*  
Chairman

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Orchard Mesa Commercial Park, a subdivision of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



*Bill Peterson*  
Mesa County Road Department

Date: 10-5-77

