

TRADING POST SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Green Tree, Inc., a Colorado Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and lying within the E²SE⁴ Sec. 5 T1S, R1E of the Ute Meridian, Being more particularly described as follows: Beginning at a point on the south line of said Sec. 5 from whence the southeast corner of said Sec. 5 bears N89°56'20"E 410.00 ft; thence S89°56'20"W 250.64 ft to the southwest corner of said E²SE⁴SE⁴; thence N00°12'30"W along the west line of said E²SE⁴SE⁴ 1314.44 ft. to the northwest corner of said E²SE⁴SE⁴; thence S89°55'18"E along the north line of said E²SE⁴SE⁴ 660.97 ft. to the north east corner of said E²SE⁴SE⁴; thence S00°11'40"E along the east line of said E²SE⁴SE⁴ 1012.84 ft; thence S89°56'20"W 410.00 ft; thence S00°11'40"E 300.00 ft. to the POINT OF BEGINNING, as shown by the accompanying plat thereof:

That the said owner has caused the said real property to be laid out and surveyed as TRADING POST SUBDIVISION, a subdivision of a part of the County of Mesa:

That said owner does hereby dedicate and set apart all of the streets, roads and walkway as shown on the accompanying plat to the use of 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 telephone and electric lines, poles and cables; storm and sanitary sewer mains, water mains; gas pipe lines and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

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

IN WITNESS WHEREOF, said owner Green Tree, Inc. a Colorado Corporation has caused its name to be hereunto subscribed this 4 day of July A.D. 1976.

By Maurice H. McCoy
Maurice H. McCoy, president of Green Tree, Inc.

By Lawrence Warren
Lawrence Warren, secretary of Green Tree, Inc.

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 4th day of July, A.D., 1976, by Maurice H. McCoy, president of Green Tree, Inc. and Lawrence Warren, secretary of Green Tree, Inc.

My Commission expires June 30, 1977

Witness my hand and official seal

Maurice H. McCoy
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss. # 1112125

I hereby certify that this instrument was filed in my office at 3:00 o'clock P.M., July 9, A.D. 1976, and is duly recorded in Plat Book No. 11, Page 212.

Earl Sawyer
Clerk & Recorder

Fees \$ 10.00 By _____ Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A.D., 1976. County Planning Commission of the County of Mesa, Colorado.

By L. T. Musgrove
Chairman

ENGINEERS' CERTIFICATE

I, Luther T. Musgrove, do hereby certify that the accompanying plat of TRADING POST 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

By Luther T. Musgrove
Registered Land Surveyor, L.S. 10386

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 Roger C. Head
Mesa County Surveyor

Date: 7-8-1976

By Jack Bowman
Mesa County Road Dept.

Date: July 6, 1976

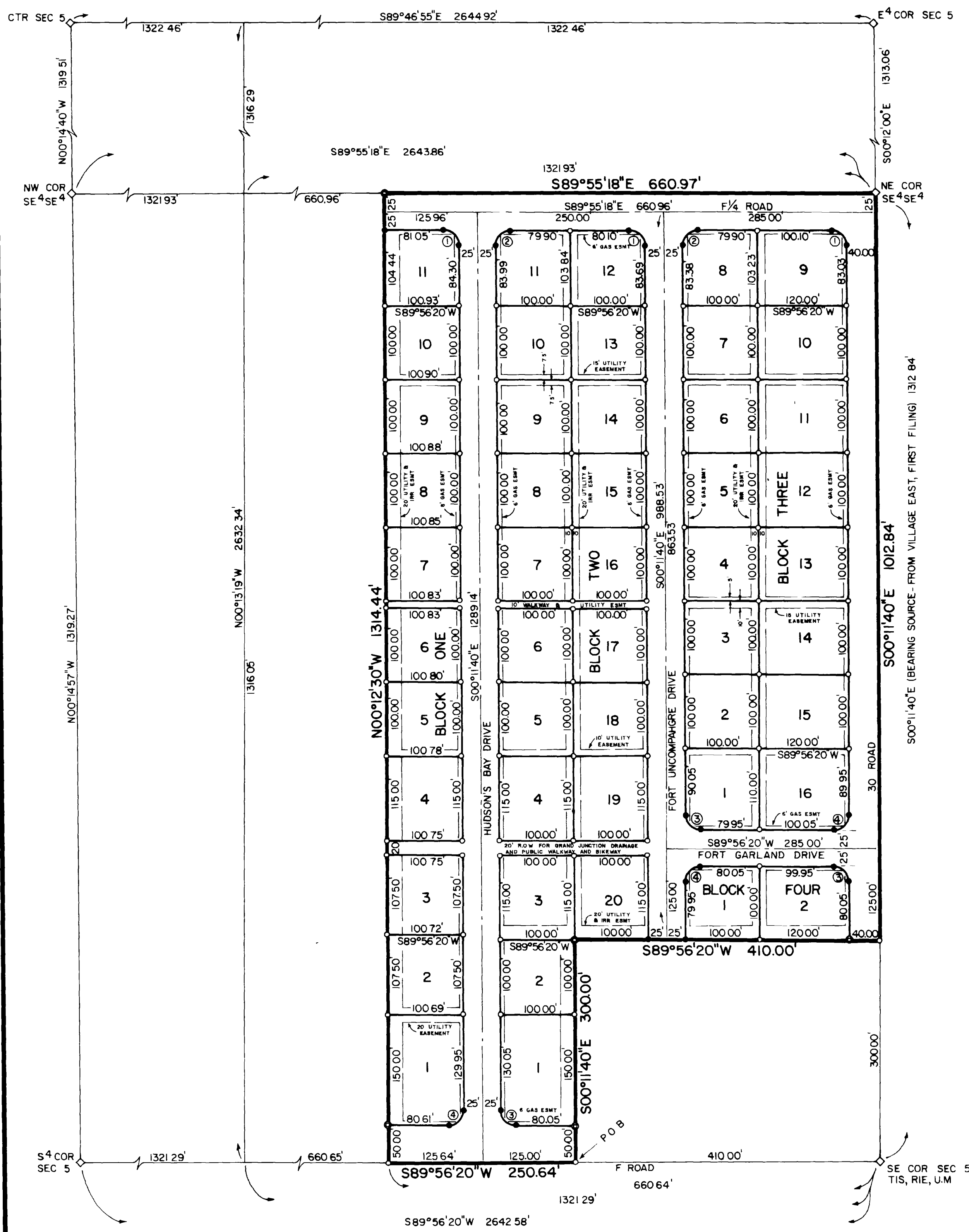
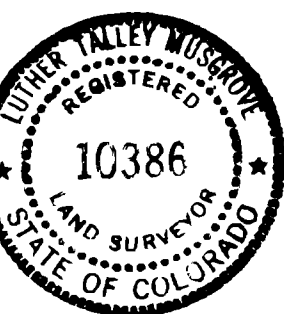
By R. H. Colvin
Utilities Coordinating Committee

Date: 7-6-76

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 6th day of July, A.D., 1976. Board of County Commissioners of the County of Mesa, Colorado.

By Margaret Allen
Chairman



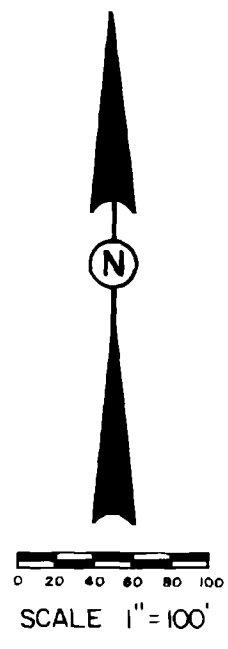
- LEGEND**
- ⊙ - PERIMETER MONUMENT. #5 REBAR x 3' w/ALLOY CAP, IN CONCRETE
 - - BLOCK MONUMENT #5 REBAR x 3' w/ALLOY CAP
 - - LOT CORNER #5 REBAR x 2' w/PLASTIC CAP
 - ◇ - FOUND MESA COUNTY SURVEY MONUMENT

AREA SUMMARY

LOTS - 49	70.47%	12.05 ac
ROADS	28.71	4.91
WALKWAY	0.84	0.14
TOTAL	100.00%	17.10 ac

CURVE DATA

#	RADIUS	Δ	LENGTH	TANGENT	CHORD
①	20.00'	89°43'38"	31.32'	19.90'	N45°03'29"W 28.22'
②	20.00'	90°16'22"	31.51'	20.10'	N44°56'31"E 28.35'
③	20.00'	89°52'00"	31.37'	19.95'	N45°07'40"W 28.25'
④	20.00'	90°08'00"	31.46'	20.05'	N44°52'20"E 28.32'



TRADING POST SUBDIVISION

BY
MUSGROVE SURVEYING

MARCH 24, 1976

FILE: 75-12-02