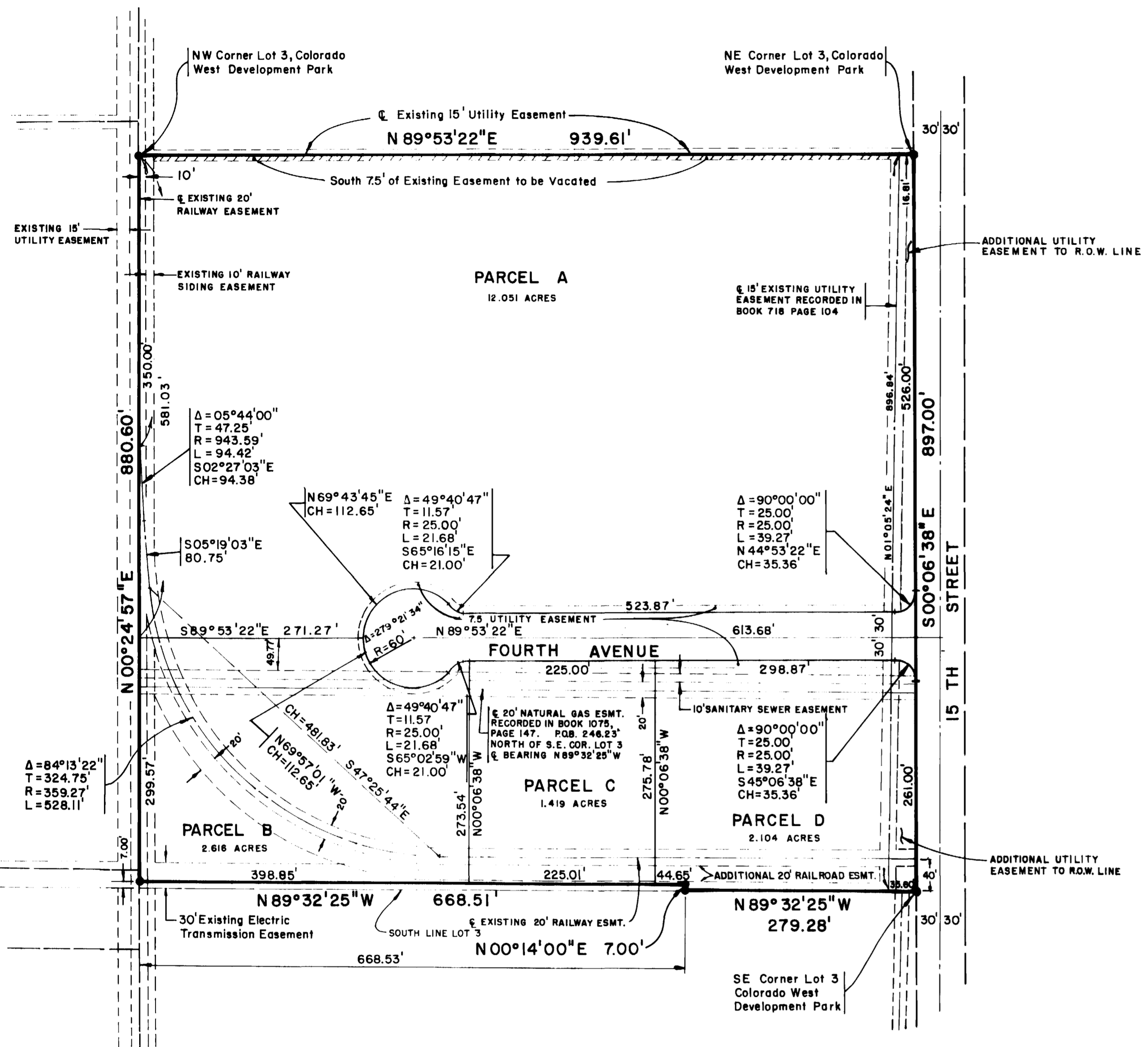


# REPLAT OF LOT 3, COLORADO WEST DEVELOPMENT PARK

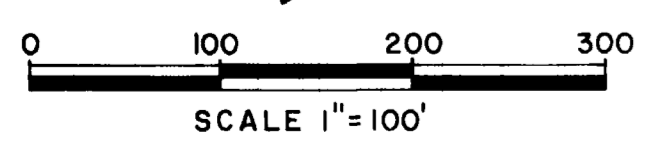


**LEGEND**

- Indicates 5/8" Rebar And Monument Cap
- ⊥ A 5/8" Rebar And Monument Cap At All Lot Corners.

**AREA QUANTITIES**

PARCELS	18.190	or	94.63 %
STREETS	1.033	or	5.37 %
TOTAL	19.223	or	100.00 %



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, John G. Jebson, Charles V. Woodard, Howard U. Mottz, Warren E. Gardner and William E. Foster are the owners of that real property situated in the City of Grand Junction, State of Colorado and lying in a part of the W 1/2 NW 1/4 of Section 24, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

All of Lot 3 of the Colorado West Development Park as filed in the office of the Mesa County Clerk and Recorders office in Plat Book 11, Page 108, except the South 7.00 feet of the West 668.53 feet of said Lot 3. The above contains 19.223 acres.

That said owners have caused the said real property to be laid out and surveyed as Replat of Lot 3, Colorado West Development Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public and public utilities forever and hereby dedicate to the utility companies 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, electric lines, poles and cables, storm and sanitary sewer lines, gas pipelines and railway, with further right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, John G. Jebson, Charles V. Woodard, Howard U. Mottz, Warren E. Gardner and William E. Foster have caused their names to be hereunto subscribed this 2nd day of May A.D., 1979.

William E. Foster William E. Foster, President  
Warren E. Gardner Warren E. Gardner, Secretary  
John G. Jebson John G. Jebson  
Charles V. Woodard Charles V. Woodard  
Howard U. Mottz Howard U. Mottz  
Warren E. Gardner Warren E. Gardner  
William E. Foster William E. Foster

STATE OF COLORADO )  
 COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 2nd day of May A.D., 1979 by William E. Foster, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc., John G. Jebson, Charles V. Woodard, Howard U. Mottz, Warren E. Gardner and William E. Foster.

My commission expires: June 21, 1982 Witness my hand and official seal.

Loyle A. Berry  
 Notary Public

**CITY APPROVAL**

This plat of Replat of Lot 3, Colorado West Development Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was accepted on this 6th day of June A.D., 1979.

James E. Wroble City Manager  
James J. Quinlan President of Council  
Frank Simmel Chairman, Grand Junction City Planning Commission  
Karl E. Anderson Director of Development  
Ronald P. Rich Grand Junction City Engineer

**CLERK AND RECORDERS CERTIFICATE**

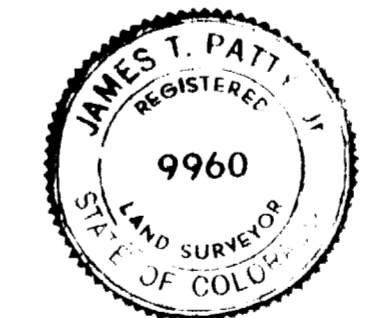
STATE OF COLORADO )  
 COUNTY OF MESA ) ss # 1193911

I hereby certify that this instrument was filed in my office at 4:18 o'clock P.M. this 7th day of June A.D., 1979 and is duly recorded in Plat Book 12, Page 173.

Carl Sawyer Clerk and Recorder  
Hazel M. Huskey Deputy  
 Fees: \$ 10.00

**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of a Replat of Lot 3, Colorado West Development Park, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, and 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