

TOM FOSTER MINOR SUBDIVISION

A REPLAT OF LOT 1, BLOCK ONE, THE BLUFFS WEST ESTATES FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Tom Foster, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1910 at Page 527 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 Section 7, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Lot One of Block One of THE BLUFFS WEST ESTATES FILING NO. ONE
Mesa County, Colorado.

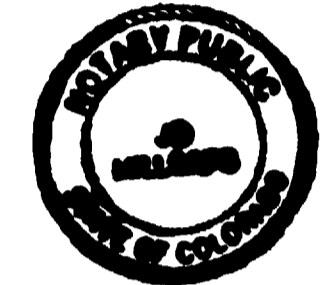
That said owner has caused the said real property to be laid out and surveyed as TOM FOSTER MINOR SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the 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 maintenance of utilities, irrigation and drainage facilities, 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 and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owner has caused her name to be hereunto subscribed this 21st day of January A.D., 1993.

Tom Foster
Tom Foster



STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 29th day of January A.D., 1993, by
TOM FOSTER

10-95
My commission expires:

Jo Millarpo
Notary Public

Address Box 40317 Gd. Jct., Co 81504

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 11:47 o'clock A. M. this 22nd day of February A.D., 1993, and is duly recorded in Plat Book No. 14, Page 75, Drawer Z-84

Monda Todd
Mesa County Clerk

Judene Martini, Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of February A.D., 1993, County Planning Commission of the County of Mesa, Colorado.

Mad. Nuth
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

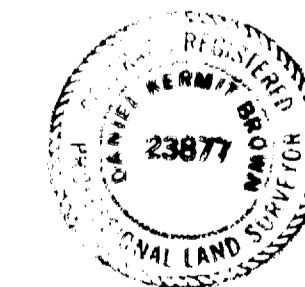
Approved this 18th day of February A.D., 1993, Board of County Commissioner's of the County of Mesa, Colorado.

William B. Senora
Chairman

SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of TOM FOSTER MINOR SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Daniel K. Brown
Daniel K. Brown, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 23877



1/19/93
Date

TOM FOSTER MINOR SUBDIVISION Rev. 1/27/93

FINAL PLAT		
A REPLAT OF LOT ONE, BLOCK ONE, THE BLUFFS WEST ESTATES FILING NO. ONE		
SITUATED IN THE SE1/4, SECTION 7, T1S, T1W, UTE MERIDIAN		
FOR: FOSTER		SURVEYED BY: DMM MF
SCALE: 1" = 20'		DRAWN BY: DKB
DATE: 1/7/93	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: FOSTER
		SHEET NO. 92197.1
		FILE: 92197.1

