

ELDER, QUINN, & MCGILL INC. PLANNED COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED DONALD R. CHABOT AND FRANK T. SMITH AS CO-TRUSTEES FOR TRACY M. McGRATH TRUST, ANN F. WEEKS TRUST, BRUCE R. McGRATH TRUST, AND BARBARA L. McGRATH TRUST, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF MESA, STATE OF COLORADO, BEING THE WEST 5 ACRES OF THE S 1/2 SE 1/4 NW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE P.M., LYING NORTH OF THE INTERSTATE HIGHWAY 70 RIGHT OF WAY, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS S 00°02' E 1981.39 FEET AND S 89°54'04" W 766.45 FEET FROM THE N 1/4 CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE P.M., AND CONSIDERING THE EAST LINE OF THE NW 1/4 OF SAID SECTION 32 TO BEAR S 00°02' E WITH ALL OTHER BEARINGS CONTAINED RELATIVE THERETO; THENCE S 00°02' 42" E 395.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 70; THENCE ALONG SAID RIGHT OF WAY LINE N 89°45'30" W 553.49 FEET TO A POINT ON THE WEST LINE OF THE S 1/2 SE 1/4 NW 1/4 OF SAID SECTION 32, THENCE ALONG SAID WEST LINE N 00°02'42" W 391.86 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 SE 1/4 NW 1/4 OF SAID SECTION 32; THENCE ALONG SAID NORTH LINE N 89°54'04" E 553.48 FEET TO THE POINT OF BEGINNING CONTAINING 5.000 ACRES, MORE OR LESS.

THAT THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ELDER, QUINN, & MCGILL INC. - PLANNED COMMERCIAL PARK, A SUBDIVISION OF A PART OF MESA COUNTY.

THAT SAID OWNERS DO 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 AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER THE RIGHT TO TRIM INTERFERING TREES AND BRUSH. WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES AND THAT SAID EASEMENTS AND RIGHTS OF WAYS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT THE COUNTY OF MESA.

IN WITNESS WHEREOF, FRANK T. SMITH AND DONALD R. CHABOT HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 19TH DAY OF Nov, A.D., 1980.

Frank T. Smith AND Donald R. Chabot
TRUSTEE AND TRUSTEE AS CO-TRUSTEES OF
TRACY M. McGRATH TRUST, ANN F. WEEKS TRUST, BRUCE R. McGRATH TRUST, AND BARBARA L. McGRATH TRUST

STATE OF COLORADO)
COUNTY OF MESA) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF Nov, A.D., 1980 BY DONALD R. CHABOT AND FRANK T. SMITH AS CO-TRUSTEES OF TRACY M. McGRATH TRUST, ANN F. WEEKS TRUST, BRUCE R. McGRATH TRUST AND BARBARA L. McGRATH TRUST.
MY COMMISSION EXPIRES August 29, 1982 WITNESS MY HAND AND OFFICIAL SEAL.

Frank J. Sullivan
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS 1243099

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:27 O'CLOCK A.M., Dec. 17 A.D., 1980 AND IS DULY RECORDED IN PLAT BOOK No. 12, PAGE 338.

Earl Sawyer BY 10 DEPUTY
CLERK RECORDER

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 24th DAY OF November, A.D. 1980. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BY Charles D. Keits
CHAIRMAN

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

APPROVED THIS 24 DAY OF Nov, A.D. 1980. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

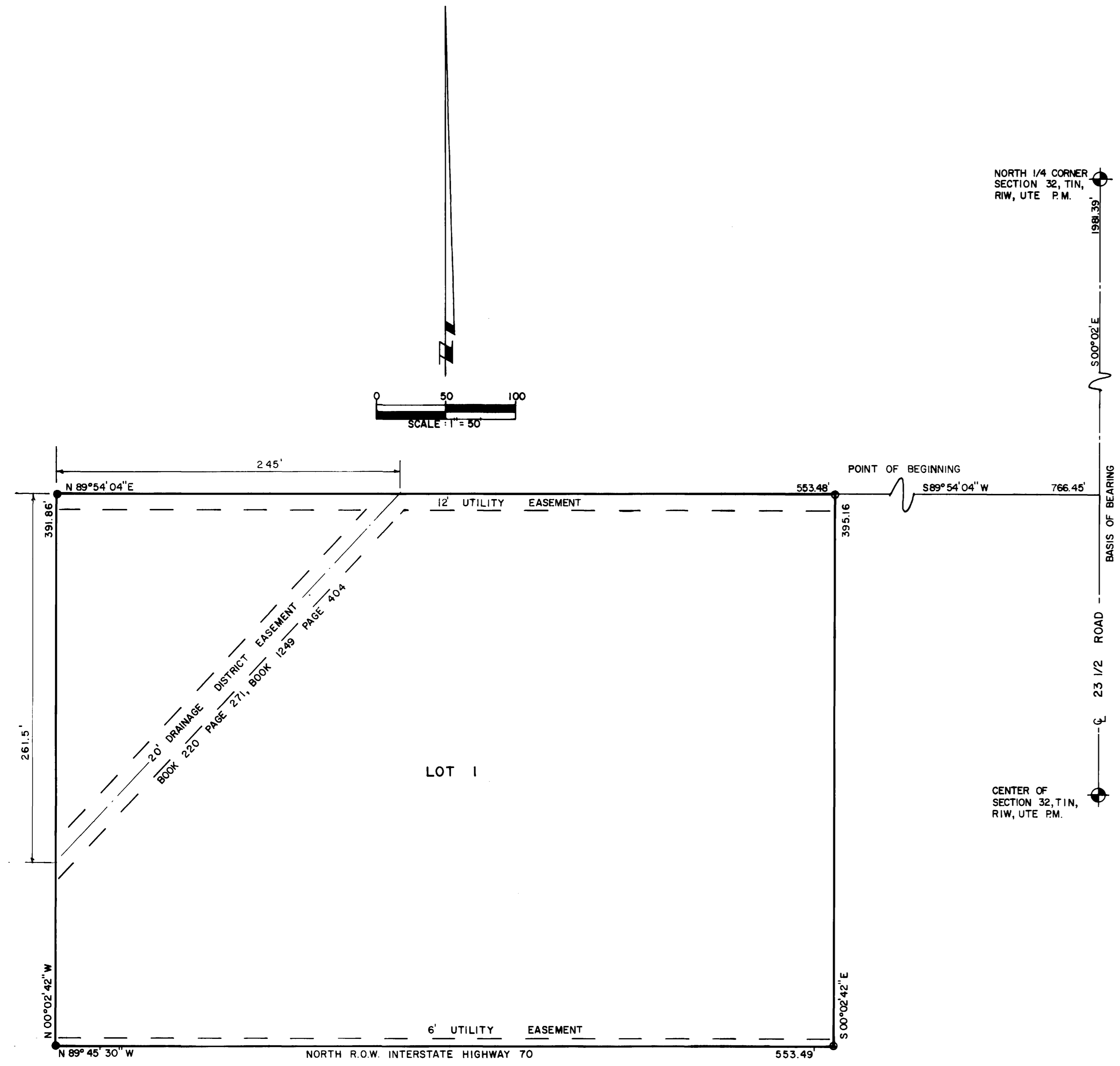
BY Paul Oster

SURVEYOR'S CERTIFICATE

I, WAYNE H. LIZER, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF ELDER, QUINN, & MCGILL INC. - PLANNED COMMERCIAL PARK SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF THE SAME.

BY Wayne H. Lizer
REGISTERED LAND SURVEYOR, PE, LS 14113

BY Wayne Weather DATE: 9-10-1980
UTILITIES COORDINATING COMMITTEE



LEGEND

- MESA COUNTY BRASS CAP
- FOUND PIN WITH CAP
- SET PIN WITH CAP LS 14113
- BDY. CORNERS SET IN CONCRETE

ELDER, QUINN, & MCGILL INC.
PLANNED COMMERCIAL PARK

W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD 241-1129
GRAND JUNCTION, COLORADO