REPLAT
OF A PORTION OF
LOTS 6 thru 8, and LOTS 10 thru 15
SMITH & BAILEY'S RIVERSIDE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, United Companies of Mesa County Inc. are the owners of that real property as described in Book 1856 Pages 172 & 173, of the records of the Mesa County Clerk and Recorder's office, being a portion of Lots 6 thru 8 and Lots 10 thru 15 in Smith & Bailey's Riverside Subdivision, located in the N1/2 of Section 6, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found B.L.M. aluminum monument for the C-E 1/16 corner of said Section 6; thence N00°29'36"W being the basis of bearing, along the east line of the SW1/4 NE1/4 of said Section 6, a distance of 328.56 feet to the Point of Beginning; thence N00°29'36"W a distance of 827.21 feet along said east line to a point on the southerly right-of-way of River Road; thence N56°41'14"W a distance of 917.55 feet along said right-of-way to a point on the center line of Appleton Drain also being on the easterly line of Railhead Industrial Park Subdivision as amended; thence S37°28'21"W a distance of 2095.30 feet along said center line to a point on the south line of the N1/2 of said Section 6; thence N89°54'31"E a distance of 731.48 feet to the C1/4 corner of said Section 6; thence N89°54'31"E a distance of 660.00 feet along the south line of said N1/2; thence N00°48'32"W a distance of 325.50 feet; thence N89°38'33"E a distance of 661.78 feet to the Point of Beginning. Said parcel contains 44.26 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as REPLAT of a portion of Lots 6 thru 8, and Lots 10 thru 15, SMITH & BAILEY'S RIVERSIDE SUBDIVISION, a subdivision of a part of the County of Mesa, in the State of Colorado.
That said owners do 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, telephone lines, gas 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 expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 28 day of January A.D., 1992.

Ken W. Nesbitt, President
United Companies of Mesa County Inc.

STATE OF COLORADO)
) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 28th day of January A.D., 1992 by

Witness my hand and official seal: Minnie Rash
Notary Public
Address 104 Bacon Ct. #2
Palisade, CO 81526
My commission expires: 4/15/95

NOTARY PUBLIC STATE OF COLORADO

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5th day of March A.D. 1992 by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 26th day of February A.D. 1992 by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman

UTILITIES COORDINATING COMMITTEE

Approved this 12th day of FEBRUARY A.D. 1992 by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

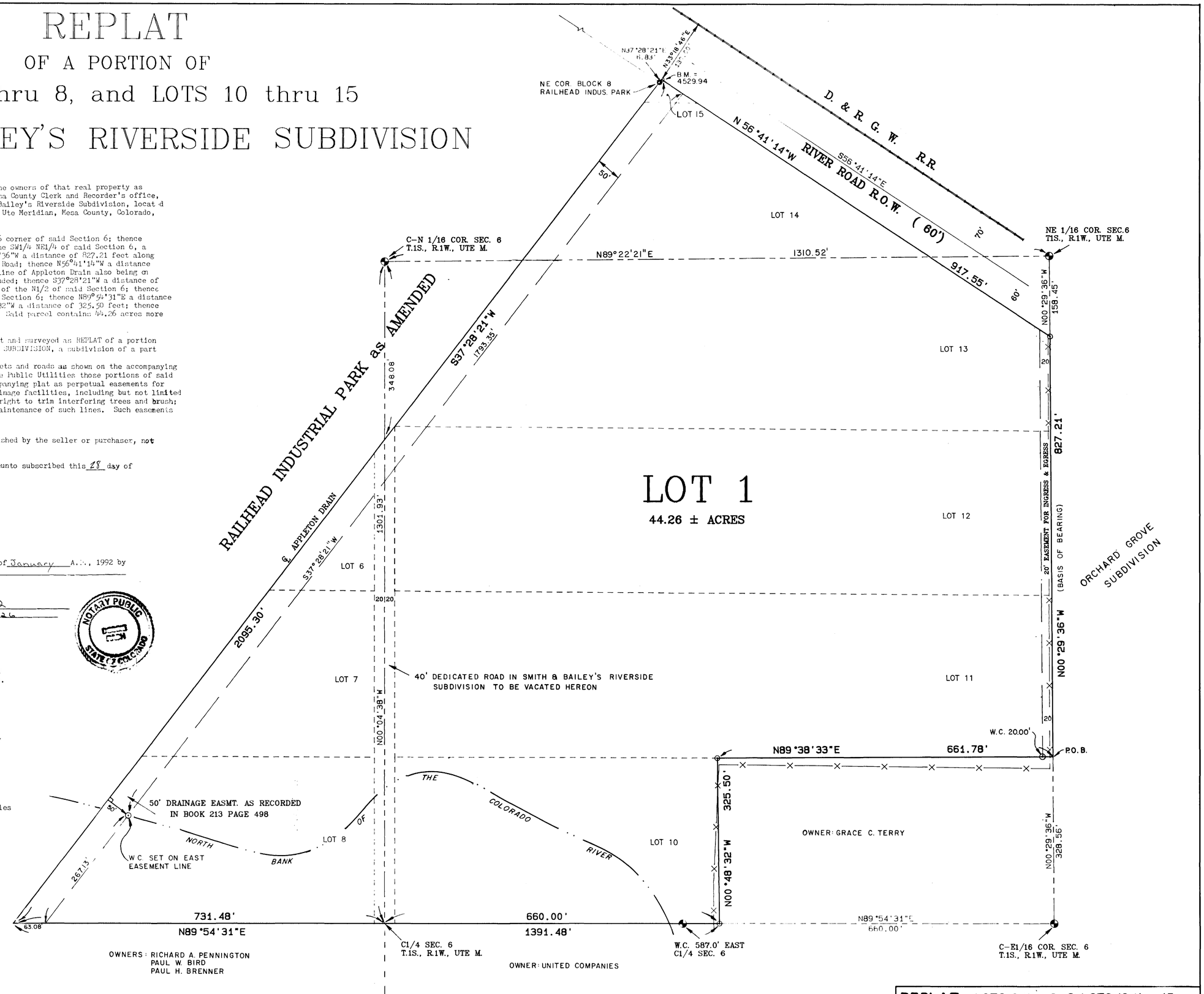
John L. Ballagh
Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 9:28 o'clock A.M., this 5th day of March A.D. 1992, and is duly recorded in Plat Book No. 14 at Page 39, Reception No. 1595001.

Fee $10.00 Shirley Howard Deputy Monika Todd Clerk and Recorder

Drawer Z-32



SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey. That no title search was made by me to determine ownership or easements recorded or unrecorded except as shown.

Michael W. Drissel PLS 20677 — Date 1-28-92

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

N

GRAPHIC SCALE 1"=100'
0 100 200 300

AREA SUMMARY

LOT 44.26± AC. 100%

LEGEND

- B.L.M. ALUM. CAP MON.
- SET #5 REBAR W/ALUM. CAP STAMPED D H THOMPSON SURVEYS LS 20677 (IN CONC.)
- FD. #5 REBAR W/CAP MARKED PARAGON 9960

REPLAT - LOTS 6 thru 8, & LOTS 10 thru 15
SMITH & BAILEY'S RIVERSIDE SUB.
LOCATED IN
N1/2 SEC. 6, T.1 S., R.1 W., UTE M.

D H SURVEYS INC.
1231 N.23rd ST., #106 - Grand Junction CO
(303) 245-8749

Designed By	MWD	Checked By	SLH	Job No.	0087-18A
Drawn By	MWD	Date	DEC. 1991	Sheet	1 of 1

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