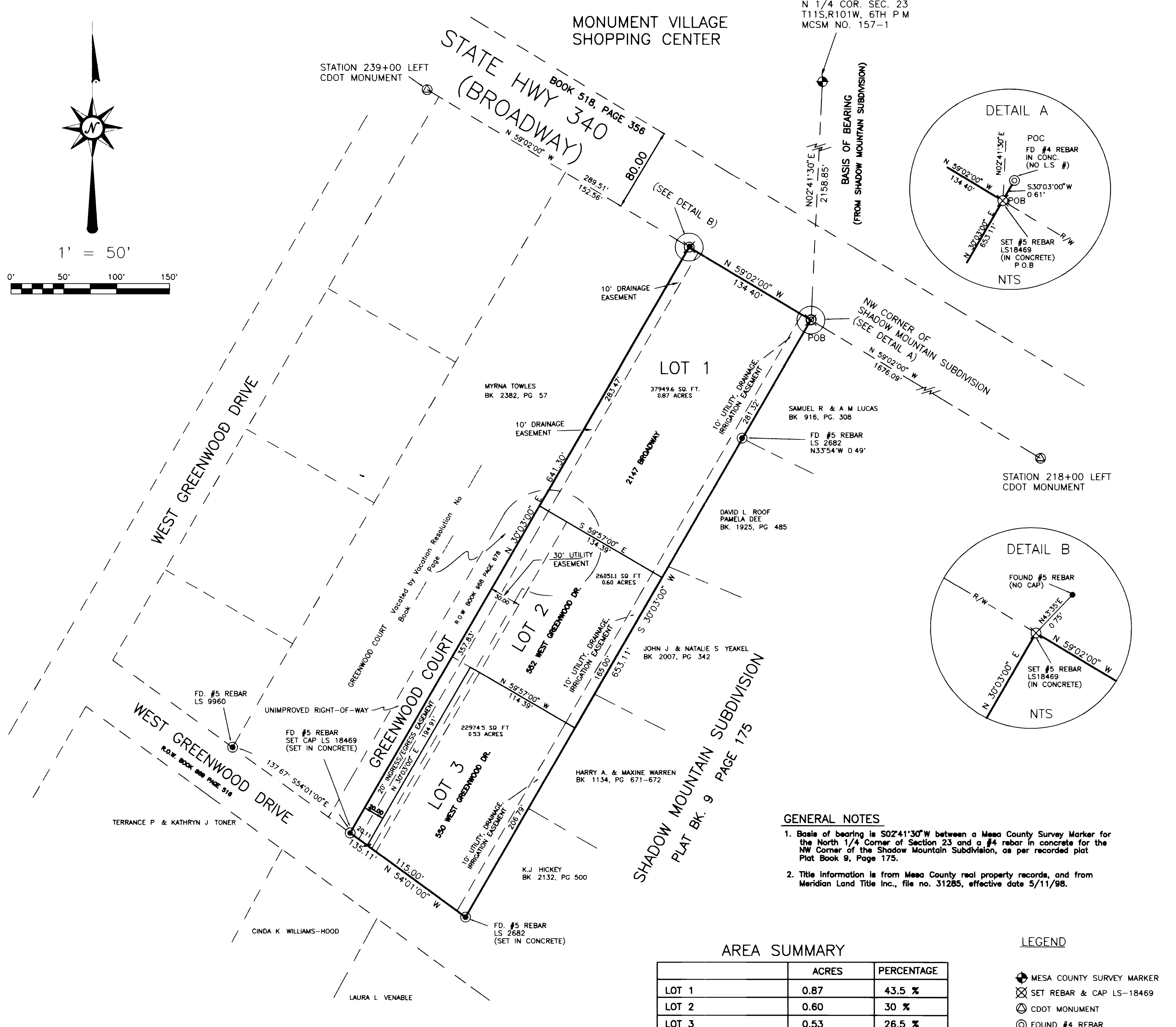


HEDMAN SUBDIVISION

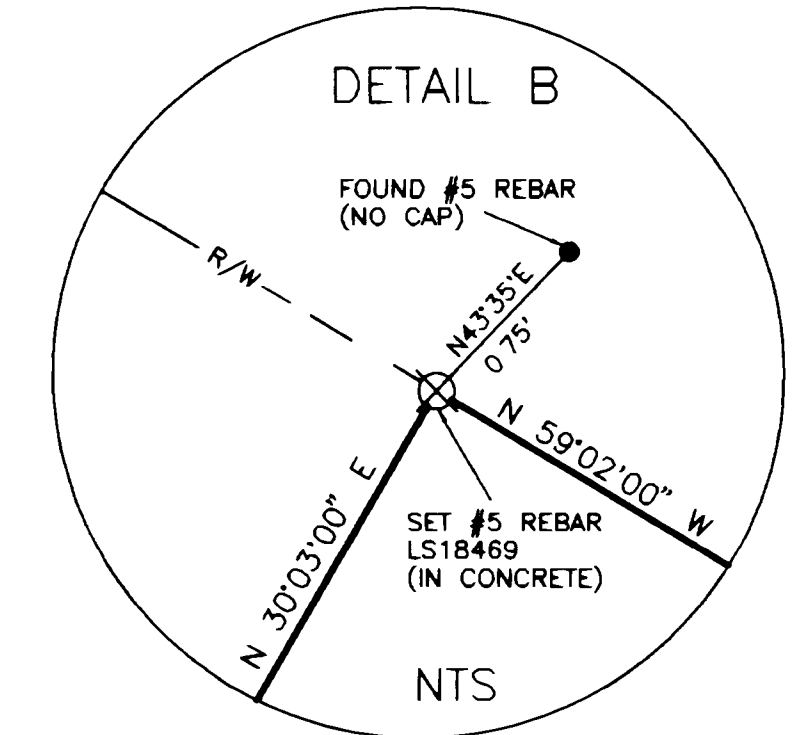
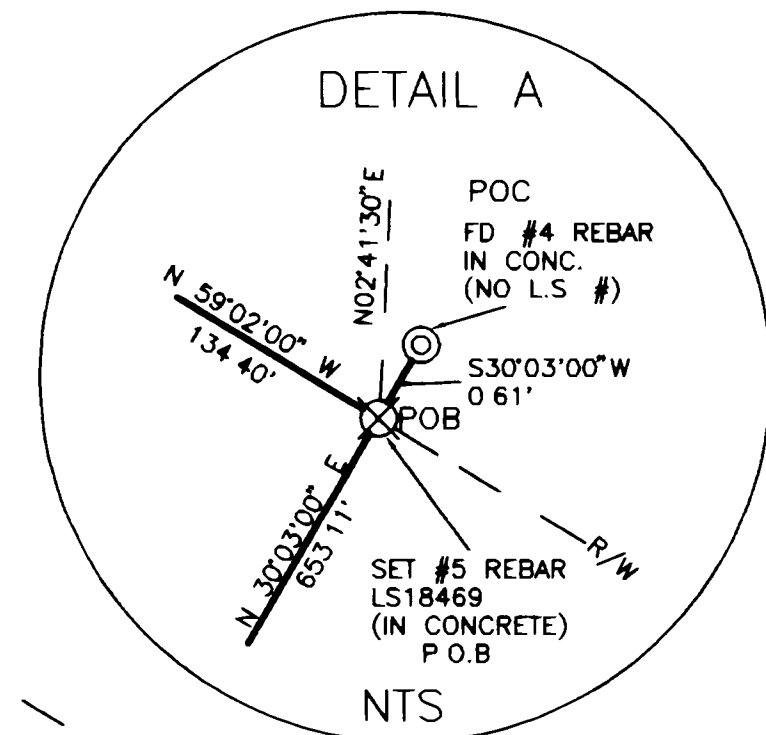


1' = 50'



MONUMENT VILLAGE SHOPPING CENTER

N 1/4 COR. SEC. 23
T11S,R101W, 6TH P.M.
MCSM NO. 157-1



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Rosemary Hedman is the owner of a parcel of land, recorded in book 2129 at page 543, located in a part of Section 23, Township 11 South, Range 101 West of the 6th P.M., situated in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at a #4 rebar in concrete for the northwest corner of Shadow Mountain Subdivision from whose a Mesa County survey marker for the N 1/4 corner of Section 23 T11S,R101W, of the 6TH P.M. bears N02°41'30"E 2158.85 feet; thence S30°03'00"W on the westerly line of said Shadow Mountain Subdivision for a distance of 0.61 feet to the point of beginning, thence S 30°03'00"W 853.11 feet along the westerly line of said Shadow Mountain Subdivision, thence N54°01'00"W 135.11 feet, thence N30°03'00"E 641.30 feet, thence S59°02'00"E 134.40 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as the HEDMAN SUBDIVISION, a subdivision in Mesa County, Colorado.

That said owner does hereby dedicate to the public utilities and property owners those portions of said real property which are labeled as utility and/or utility, drainage, irrigation easements on the accompanying plat as perpetual easements for the installation and subsequent maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines.

That said owner does hereby dedicate and set apart those portions of said real property labeled as ingress/egress easement for the perpetual use of Lot 1. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not MESA COUNTY.

Lienholders partial release of Dead of Trust and partial release recorded in Book 2484 Page 854, 860, 861 of the real property records of Mesa County, Colorado.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this

July 27th day of July A.D. 1998.

Rosemary Hedman
Rosemary Hedman

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 27 day of July A.D. 1998.

My commission expires: 6/23/2001

WITNESS MY HAND AND OFFICIAL SEAL

Richard A. Mason
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 0210 o'clock P.M., this 30th day of Sept A.D. 1998 and is duly recorded as Reception Number 1866773 in Plat Book 16, Page 277
Drawer No. FP162

Monte Toel Cuelz 10th #12^{cc}
Clerk and Recorder Deputy Fee

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 24th day of September A.D. 1998, Board of County Commissioners of Mesa County, Colorado.

Kathryn N. Hall
Chairperson

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 14th day of SEPTEMBER A.D. 1998, County Planning Commission of Mesa County, Colorado.

Richard A. Mason
Chairperson

SURVEYOR'S CERTIFICATE
I, Richard A. Mason, do hereby certify that the accompanying plat of the HEDMAN SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 19469
Date 7/24/98



GENERAL NOTES

1. Basis of bearing is S02°41'30"W between a Mesa County Survey Marker for the North 1/4 Corner of Section 23 and a #4 rebar in concrete for the NW Corner of the Shadow Mountain Subdivision, as per recorded plat Plat Book 9, Page 175.
2. Title information is from Mesa County real property records, and from Meridian Land Title Inc., file no. 31285, effective date 5/11/98.

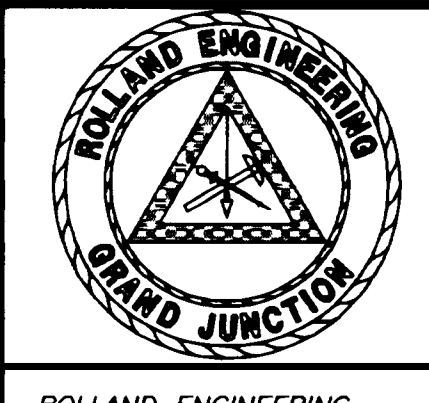
AREA SUMMARY

	ACRES	PERCENTAGE
LOT 1	0.87	43.5 %
LOT 2	0.60	30 %
LOT 3	0.53	26.5 %
TOTAL AREA	2.00	100 %
VACATED RIGHT-OF-WAY (HEDMAN PROPERTY)	0.31	15.5 %

LEGEND

- MESA COUNTY SURVEY MARKER
- ⊗ SET REBAR & CAP LS-18469
- ⊙ CDOT MONUMENT
- ⊙ FOUND #4 REBAR
- ⊙ FOUND REBAR & CAP (AS NOTED)
- FOUND #5 REBAR

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.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jet, CO 81503
(970) 243-8300

File Name	E:\HEDMAN\HDPLAT1.DWG		
HEDMAN SUBDIVISION			
IN THE W 1/2 SECTION 23 T11S, R101W, 6TH P.M. MESA COUNTY, COLORADO			
Designed	TAB	Checked	TAB
Drawn	TAB	Date	4/6/98
Proj#	8029	Rv	7/23/98
Sheet	1	Of	1