

# FREEWAY COMMERCIAL SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Charles V. Woodard, William E. Foster and Warren E. Gardner are the owners of that real property situated in the County of Mesa, State of Colorado and lying in a part of the West Half (W1/2) East Half (E1/2) Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat thereof, said plat being more particularly described as follows:

Commencing at the Northeast Corner (NECor.) West Half (W1/2) East Half (E1/2) Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of said Section 17, Thence South 89° 51' 00" West along the North line of said Section 17 a distance of 35.00 feet, Thence South 00° 00' 00" West, 850.00 feet to the True Point of Beginning Thence continuing South 00° 00' 00" West 368.30 feet to a point in the North Right-Of-Way fence of U.S. Highway 6 & 24, Thence South 73° 32' 00" West along said fence 308.32 feet to a point on the West line of said West Half (W1/2) East Half (E1/2) Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Section 17, Thence North 00° 00' 00" East along said west line of the West Half (W1/2) East Half (E1/2) Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Section 17 a distance of 454.92 feet, Thence North 89° 51' 00" East, 295.67 feet to the True Point of Beginning.

The above described containing 2.794 acres

That the said owners have caused the real property to be laid out and surveyed as Freeway Commercial Subdivision of a part of the County of Mesa

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby dedicate 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 and electric lines, poles, and cables, storm and sanitary sewer mains, water mains, gas pipelines,

That all expense of installation of utilities referred to above, for grading or landscaping and for street graveling or improvements shall be financed by the seller or purchaser -- not the County of Mesa

IN WITNESS WHEREOF, said owners, Charles V. Woodard, William E. Foster and Warren E. Gardner, have caused their names to be hereunto subscribed this 24 day of October, A.D. 1973

*Charles V. Woodard* *William E. Foster* *Warren E. Gardner*  
Charles V. Woodard William E. Foster Warren E. Gardner

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October, A.D. 1973 by Charles V. Woodard, William E. Foster and Warren E. Gardner

My commission expires October 10, 1977

Witness my hand and official seal.

*Mary E. Brown*  
Notary Public

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 11:30 o'clock A.M. Nov 20, A.D., 1973, and is duly recorded in Plat Book 11, Page 29, Receipt No. 1057555

*Annis M. Dunston*  
Clerk and Recorder

Deputy

## COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 19<sup>th</sup> day of November A.D., 1973 County Planning Commission of the County of Mesa, Colorado

*William E. Foster*  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19<sup>th</sup> day of November A.D., 1973. Board of County Commissioners of the County of Mesa, Colorado

*William E. Foster*  
Chairman

## SURVEYOR'S CERTIFICATE

I hereby certify that a field survey was conducted under my supervision during January, 1973 of the outer boundary shown hereon, and that this plat is a true representation of said survey to the best of my knowledge and belief

*Luther T. Musgrave*  
Luther T. Musgrave, L.S.  
Colo Reg No 10386

## SURVEYOR'S CERTIFICATE

I, James T. Patty, Jr., do hereby certify that I have prepared the accompanying plat of Freeway Commercial Subdivision, a subdivision of the County of Mesa, from a field survey by others.

I further certify that the calculations and drafting are correct to the best of my knowledge and belief

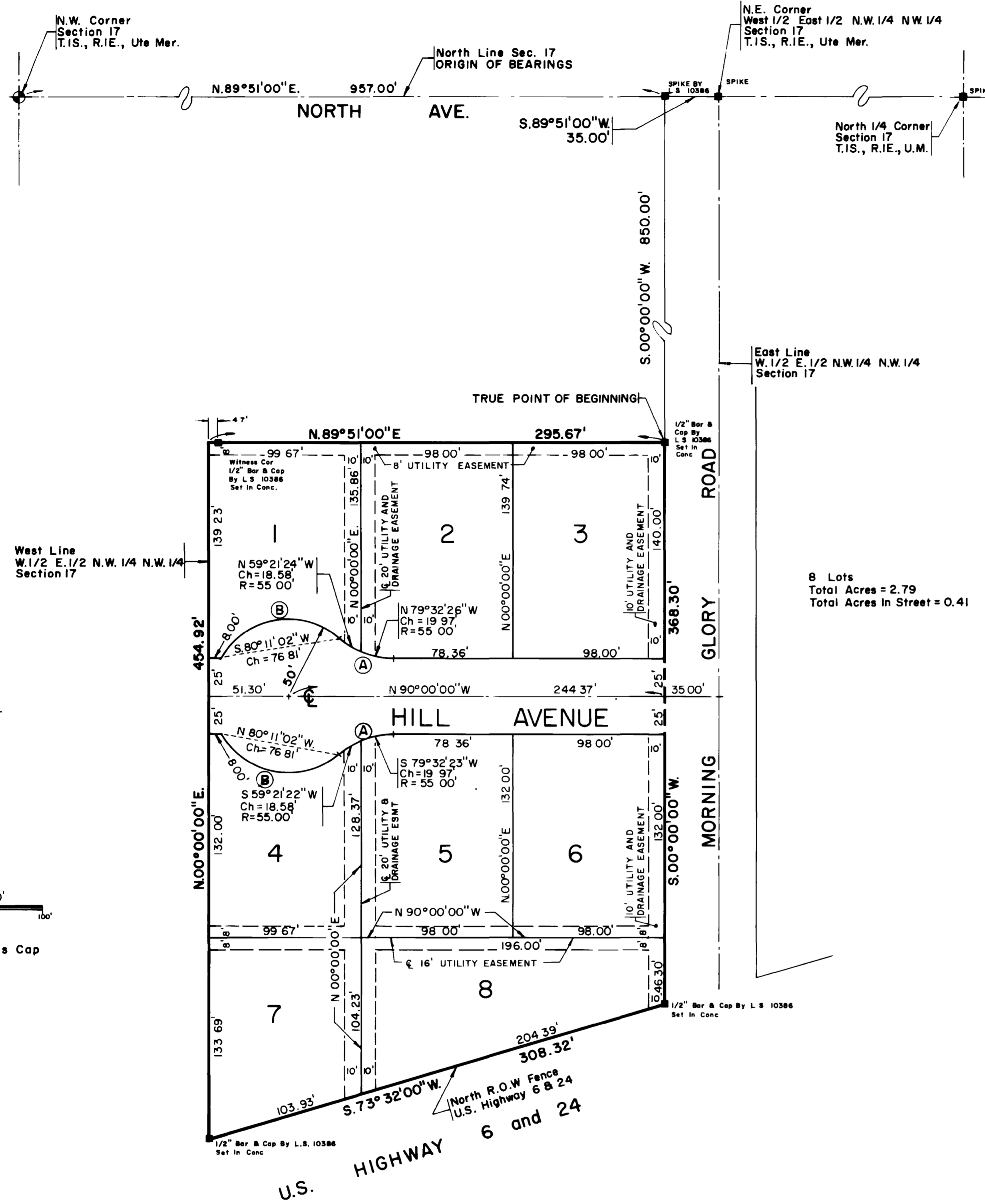
*James T. Patty, Jr.*  
James T. Patty, Jr., L.S.  
Colo Reg No 9960

Approved for content and form only and not to the accuracy of surveys, calculations or drafting Pursuant to C.R.S. 1963, 136-2-2 as amended.

By: *Roger C. Head* Date: 11/19/73  
Mesa County Surveyor

*W. J. ...* Date: 11/19/73  
Utilities Coordinating Committee

*Ernest ...* Date: 11-19-73  
Mesa County Road Dept



8 Lots  
Total Acres = 2.79  
Total Acres in Street = 0.41

CURVE	DELTA	RADIUS	CHORD	ARC	TAN
(A)	40° 22' 03"	55.00'	37.95	38.75	20.22
(B)	100° 22' 02"	50.00'	76.81	87.59	59.98

**FREEWAY COMMERCIAL SUBDIVISION**  
PREPARED BY:  
**NELSON HALEY PATTERSON & QUIRK INC.**  
ENGINEERING CONSULTANTS  
GRAND JUNCTION, COLORADO  
OCT, 1973