

REPLAT OF LOTS 2 THROUGH 25 OF
GRANDVIEW COMMERCIAL PARK
MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, BECKY S. DeGABRIELE is the owner of that real property situated in the SE 1/4 of Section 22, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado as recorded in book 2037 at Page 946 in the records of the Mesa County Clerk and Recorders Office, being more particularly described as follows:

LOTS 2 THROUGH 25, GRANDVIEW COMMERCIAL PARK AS RECORDED IN PLAT BOOK NO. 13 AT PAGES 205, 206 AND 207, SEPTEMBER 6, 1983 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, MESA COUNTY, COLORADO. That said owner has caused the said real property to be laid out and surveyed as REPLAT OF LOTS 2 THROUGH 25 OF GRANDVIEW COMMERCIAL PARK, MESA COUNTY, 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.

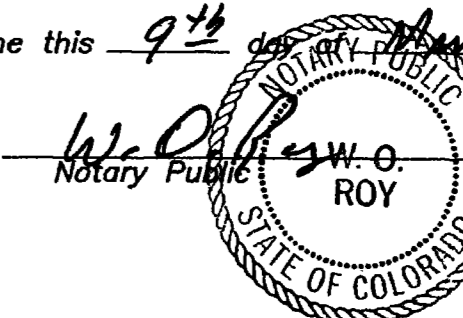
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 9th day of March A.D., 1994

Becky S. DeGabriele
Becky S. DeGabriele

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 9th day of March A.D., 1994

My Commission expires: 8-21-94



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 2:45 o'clock P M this 20th day of July A.D., 1994 and is duly recorded in Plat Book No. 17, Page 253 ORDER # 12 RECEPTION # 1689512

Monika Jode Clerk and Recorder
Carol Link Deputy Clerk Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 15th day of April A.D., 1994, County Planning Commission of the County of Mesa, State of Colorado.

Neil Bondy
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 19 day of April A.D., 1994, Board of County Commissioners of the County of Mesa, State of Colorado.

Jim Crowl
Chairman

UTILITIES COORDINATING COMMITTEE

W. Dale Calanson 3/9/94
Chairman Date

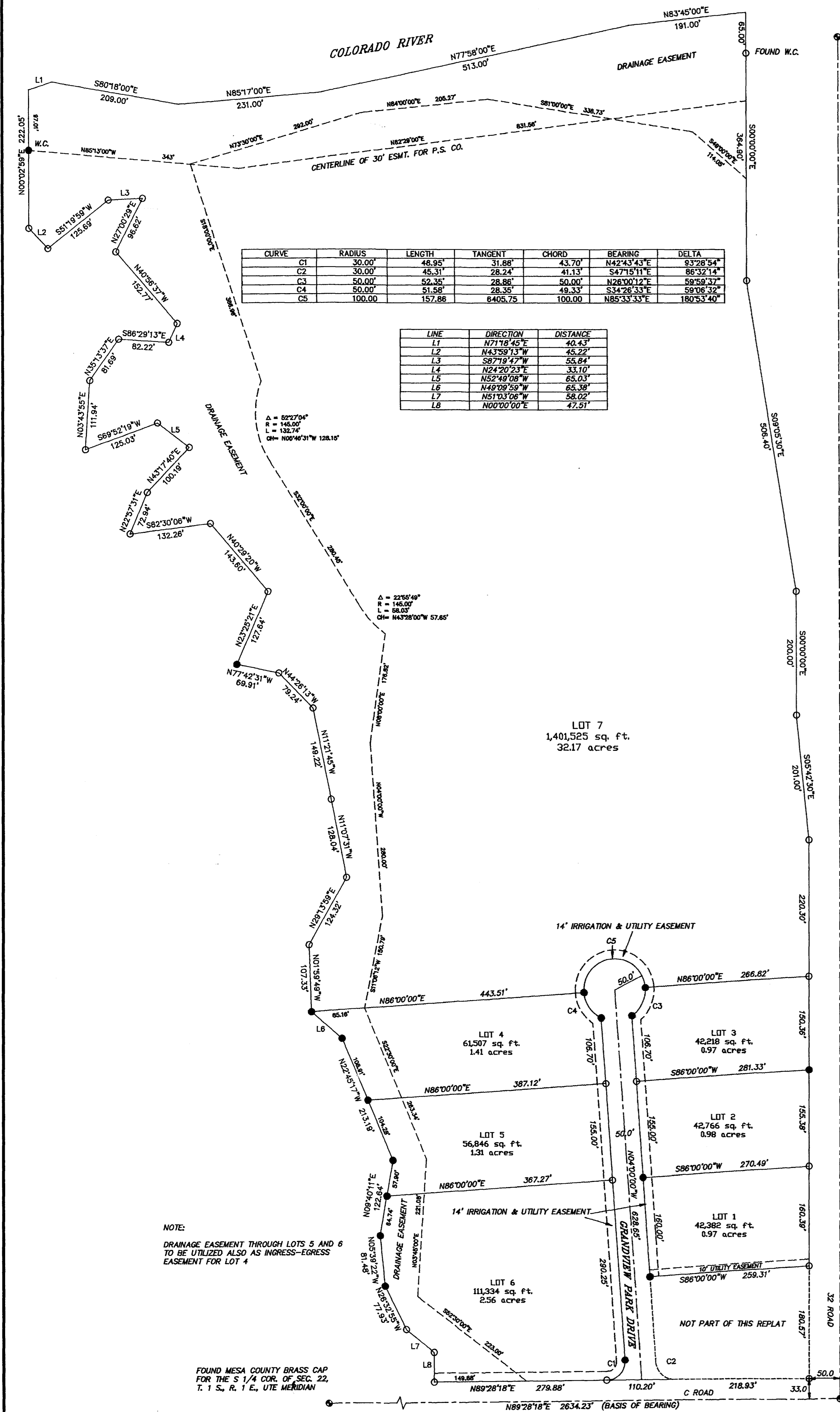
I, WILLIAM O. ROY DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF THE REPLAT OF LOTS 2 THROUGH 25 OF GRANDVIEW COMMERCIAL PARK HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

William O. Roy
WILLIAM O. ROY, P.L.S. 12901
DATED THIS 8th DAY OF March, 1994

NOTICE: ACCORDING TO COLORADO STATE 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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GRAND VIEW COMMERCIAL PARK,
MESA COUNTY, COLORADO

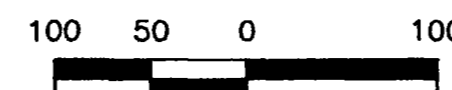
LOCATED IN THE SE 1/4 OF SEC. 22,
T. 1 S., R. 1 E., UTE MERIDIAN



EAST 1/4 COR.
SEC. 22, T. 1 S., R. 1 E.,
UTE MERIDIAN



SCALE: 1"=100'



- = FOUND MONUMENT AS NOTED
- = FOUND PROPERTY CORNER
- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901 IN CONCRETE
- W.C. = WITNESS CORNER

AREA SUMMARY

AREA IN LOTS	40.37 Ac. OR	97.9%
AREA IN ROADS	0.86 Ac. OR	2.1%
TOTAL	41.23 Ac. OR	100.0%

NOTE:
PROTECTIVE COVENANTS RECORDED IN BOOK 1454 AT PAGES 117-119 DO NOT APPLY TO THIS REPLAT.

NOTE:
DRAINAGE EASEMENT THROUGH LOTS 5 AND 6 TO BE UTILIZED ALSO AS INGRESS-EGRESS EASEMENT FOR LOT 4

FOUND MESA COUNTY BRASS CAP FOR THE S 1/4 COR. OF SEC. 22, T. 1 S., R. 1 E., UTE MERIDIAN

FOUND MESA COUNTY BRASS CAP FOR THE SE COR. OF SEC. 22, T. 1 S., R. 1 E., UTE MERIDIAN