

VALLEY EAST COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Excalibur Enterprises, Inc. are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 SE 1/4 of Section 10, T.1 S., R.1 E. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the S 1/4 Corner of said Section 10; Thence N 00° 00' 00" E along the west line of the SE 1/4 of said Section 10 a distance of 1318.08 feet to the SW Corner of the NW 1/4 SE 1/4 of said Section 10 and the TRUE POINT OF BEGINNING; Thence continuing N 00° 00' 00" E along said west line of the SE 1/4 of Section 10 a distance of 412.92 feet; Thence S 89° 57' 42" E 197.90 feet; Thence N 00° 03' 45" E 437.79 feet to a point on the south right of way of the Denver and Rio Grande Western Railroad; Thence N 73° 00' 33" E along said south right of way of the Denver and Rio Grande Western Railroad a distance of 1161.04 feet to a point on the east line of the NW 1/4 SE 1/4 of said Section 10; Thence S 00° 02' 19" E along said east line of the NW 1/4 SE 1/4 of Section 10 a distance of 1191.39 feet to the SE Corner of the NW 1/4 SE 1/4 of said Section 10; Thence N 89° 55' 58" W along the south line of the NW 1/4 SE 1/4 of said Section 10 a distance of 1309.54 feet to the TRUE POINT OF BEGINNING, containing 27.922 acres.

That said owners have caused the said real property to be laid out and surveyed as Valley East Commercial Park, a subdivision of a part of Mesa County, 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 dedicate 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.

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 14th day of August A.D., 1979.

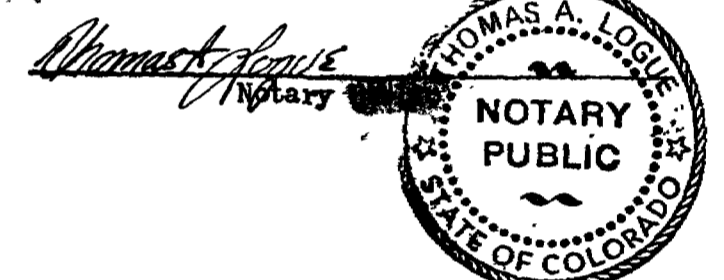
Gerald W. Pittsinger
Gerald W. Pittsinger, Vice President
Excalibur Enterprises, Inc.

William B. Lowe
William B. Lowe, Secretary
Excalibur Enterprises, Inc.

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 17th day of August A.D., 1979 by Gerald W. Pittsinger, Vice-President and William B. Lowe, Secretary of Excalibur Enterprises, Inc.

My commission expires: Aug 9th 1981 Witness my hand and official seal.



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

RECEPTION No. 1201660

I hereby certify that this instrument was filed in my office at 2:10 o'clock P.M. this 31 day of AUGUST A.D., 1979 and is duly recorded in Plat Book No. 12, Page 196.

Earl Sawyer
Clerk and Recorder

Mary Baker
Deputy

Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of August A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

Harry C. Hallatt
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14th day of August A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado.

Margie Albers
Chairman

SURVEYORS CERTIFICATE

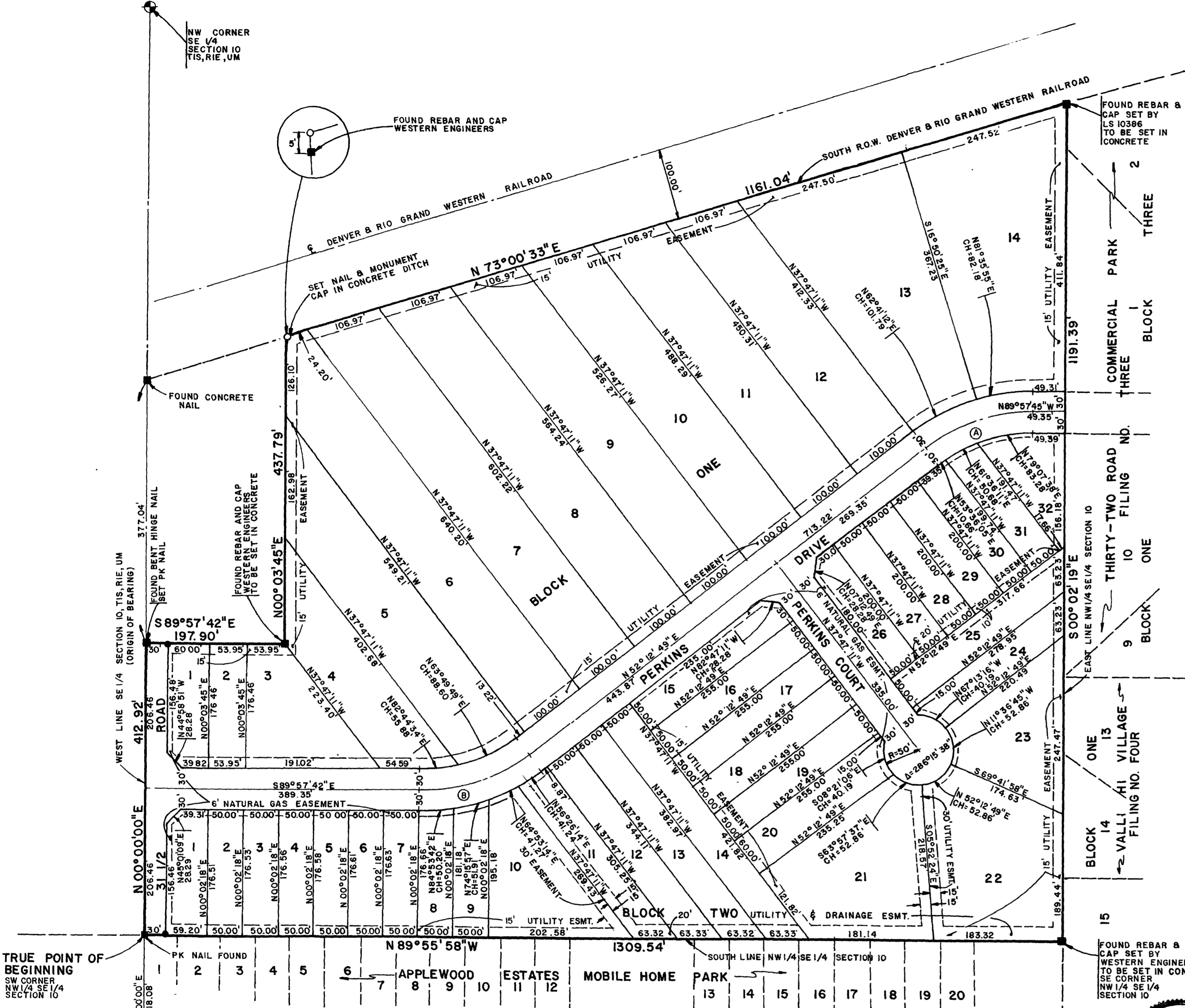
I, James T. Patty Jr., do hereby certify that the accompanying plat of Valley East Commercial Park, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.,
Registered Land Surveyor
Colorado Registration No. 9960



By: *Bill Berman*
Mesa County Road Department

Date: 8-17-79



LEGEND

- Indicates Mesa County Brass Cap.
- Indicates 5/8" Rebar And Monument Cap Set In Concrete.
- A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates Found Corners

AREA QUANTITIES

Total Acres In Lots	25.058 Ac or 89.74%
Total Acres In Street	2.865 Ac or 10.26%
Total Acres	27.922 Ac or 100.00%
Total Number Of Lots	46

CURVE DATA

NO	A	R	T	L	CH	BEARING
A	37°49'26"	250.00	85.65	165.04	162.06	N71°07'32" E
B	37°49'29"	250.00	85.65	165.04	162.06	N71°07'33" E

