

RIVERVIEW COMMERCIAL II SUBDIVISION

A REPLAT OF LOTS 1, 2, & 3 RIVERVIEW COMMERCIAL SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, CARROLL VENTURES, INC, a New Mexico corporation, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2336 at Page 532 of the Mesa County Clerk and Recorder's Office, and being situated in the NW1/4 SE1/4 Section 25, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows

LOTS 1, 2 AND 3 RIVERVIEW COMMERCIAL SUBDIVISION, MESA COUNTY, COLORADO

That said owner has caused the said real property to be laid out and surveyed as RIVERVIEW COMMERCIAL II SUBDIVISION, a subdivision of a part of Mesa County, State of 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 Multipurpose 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 and sewer 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 expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa

The said owner does hereby state that there are no lien holders

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 16th day of DECEMBER A.D. 1997

Patti L Barrett
Patti L Barrett (authorized representative of
CARROLL VENTURES, INC a New Mexico corporation)

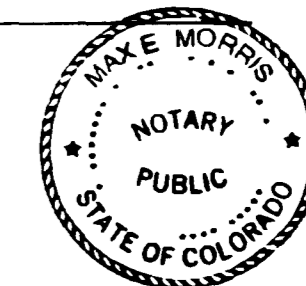
By

STATE OF COLORADO)
COUNTY OF MESA) S S

The foregoing instrument was acknowledged before me this 16th day of DECEMBER A.D. 1997 by PATTI L BARRETT as an officer of CARROLL VENTURES INC, a New Mexico corporation

11/16/99
My commission expires

Max E Morris
Notary Public



STATE OF COLORADO)
COUNTY OF MESA) S S

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 09:11 o'clock A M this 19th day of

Dec A.D. 1997, and is duly recorded in Plat Book No 16, Page 58

Reception No. 1824993 Drawer No DD 168 Fee 7.00 + 1.00 SC

Monika Jacek
Clerk & Recorder

Carol Kubes
Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 18th day of Dec A.D. 1997, County Planning Commission of the County of Mesa, Colorado

Chale Vaf
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 18 day of December A.D. 1997, Board of County Commissioner's of the County of Mesa, Colorado

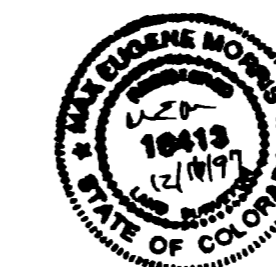
Kathryn A Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of RIVERVIEW COMMERCIAL II SUBDIVISION a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same

Max E. Morris
Max E. Morris, O.E.D. Surveying Systems Inc
Colorado Registered Professional Land Surveyor L.S. 16413

12/16/97
Date

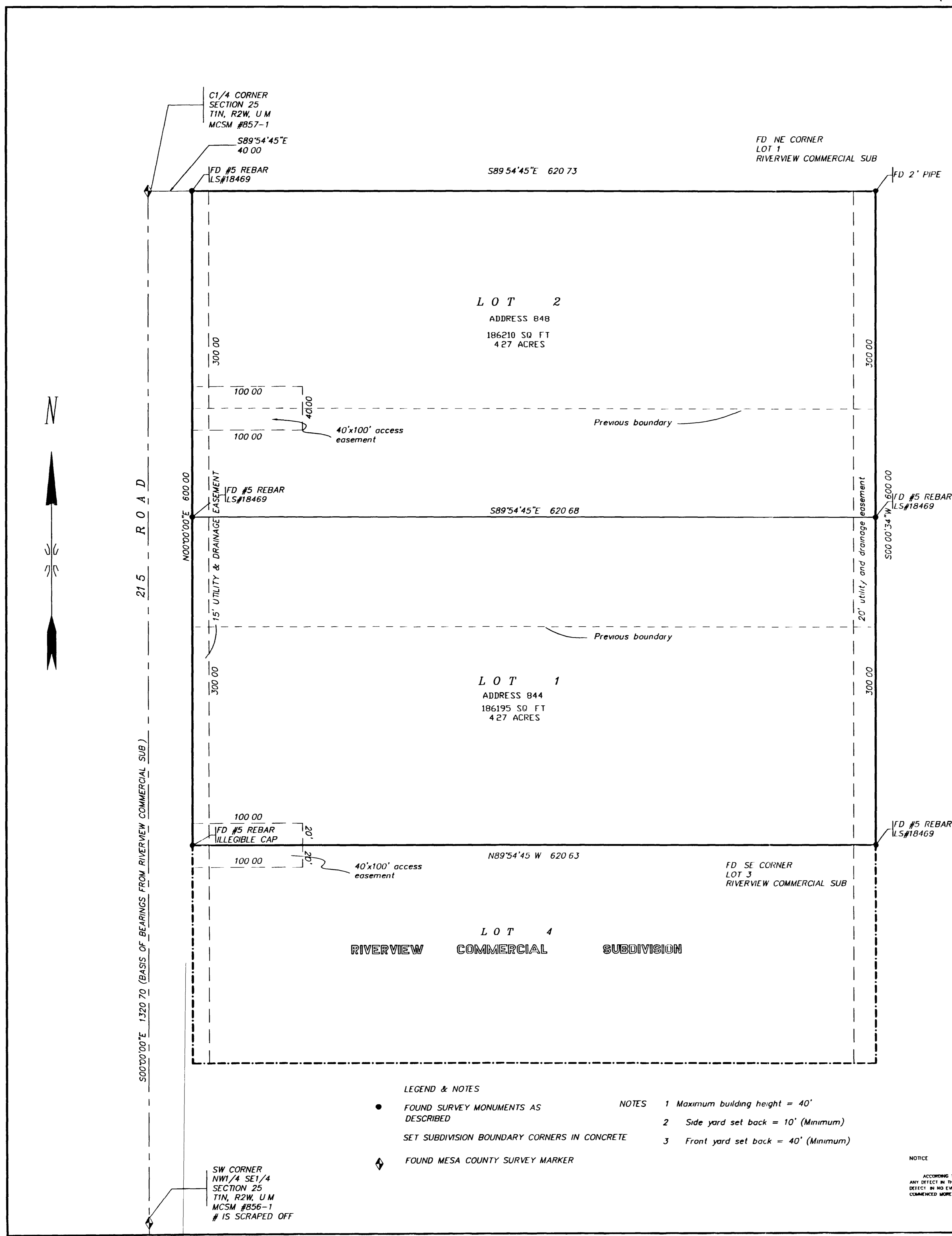


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FINAL PLAT

SITUATED IN THE NW1/4 SE1/4 SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN		
FOR	BARRETT	QED SURVEYING SYSTEMS Inc 1018 COLO AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568
SURVEYED BY	SB EG	DRAWN BY MEM
SCALE	1 IN = 50 FT	ACAD ID RCSFIN
DATE	10/28/97	SHEET NO
		FILE 97285



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS AS DESCRIBED
 - ◆ SET SUBDIVISION BOUNDARY CORNERS IN CONCRETE
 - ◆ FOUND MESA COUNTY SURVEY MARKER
- NOTES
- 1 Maximum building height = 40'
 - 2 Side yard set back = 10' (Minimum)
 - 3 Front yard set back = 40' (Minimum)

NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENT ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. NO EXEMPT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

SW CORNER
NW1/4 SE1/4
SECTION 25
T1N, R2W, U1M
MCSM #856-1
IS SCRAPPED OFF