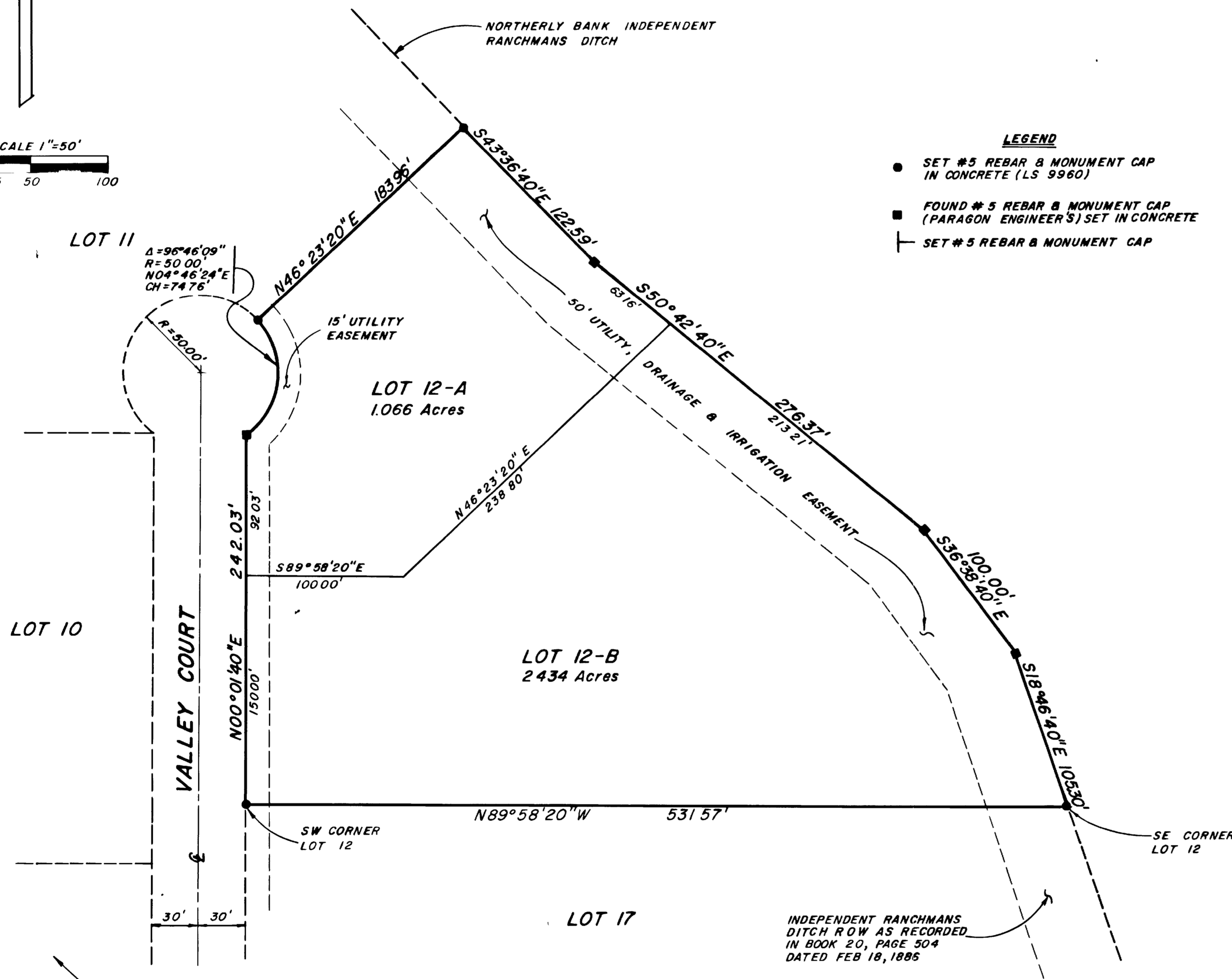
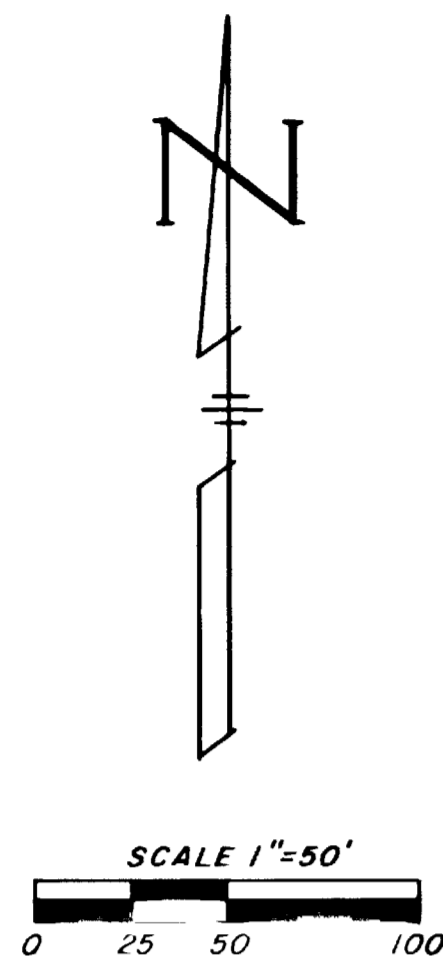


Replat Lot 12 Valley West Filing No. Three



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.B.W. Builders, Inc., John G. Jebson, President and Warren E. Gardner, Secretary is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

All of Lot 12 Valley West Filing No. Three containing 3.500 acres

That said owner has caused the said real property to be laid out and surveyed as Replat of Lot 12 Valley West Filing No. Three, a subdivision of a part of 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, drainage & irrigation 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 of 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 15th day of JUNE, A.D., 1984.

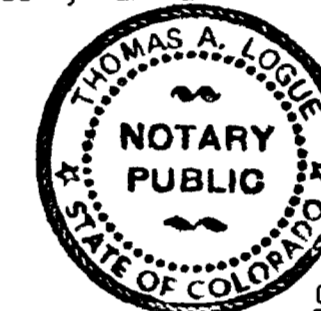
John G. Jebson
John G. Jebson, President

Warren E. Gardner
Warren E. Gardner, Secretary

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of JUNE, A.D., 1984 by John G. Jebson, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc.

My Commission Expires:
Witness My Hand and Official Seal



Thomas A. Lorie
Notary Public
Address: 2784 Crossroads Blvd.
Grand Jct. CO.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA) 1368711

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M., this 27th day of August, A.D., 1984, and is duly recorded in Plat Book No. 13, Page 266.

Carl Sawyer Clerk and Recorder
Harriet H. Taylor Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 12th day of July, A.D., 1984.
County Planning Commission of the County of Mesa, Colorado.

Gene W. Nelson
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 11th day of July, A.D., 1984.
Board of County Commissioners of the County of Mesa, Colorado.

Gene W. Nelson
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Replat Lot 12 Valley West Filing No. Three, 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. 6/15/84
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

Utilities Coordinating Committee
CS Stockman Chairman

July 11, 1984
Date

	NO.	DATE	REVISION	BY
	Replat Lot 12 Valley West Filing No. Three			
ROLLAND ENGINEERING 844 Grand Avenue Suite C Grand Junction, Colorado 81501 (303) 243-8300	DESIGNED JTP	CHECKED JTP	JOB NO. 84-022	SHEET 1
	DRAWN LJS	DATE 6-14-84		DT 1