

COLORADO WEST DEVELOPMENT PARK FILING TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner of said Section 24, Thence South 00°03'55" East along the West line of the Northwest Quarter (NW 1/4) of said Section 24, with all bearings contained herein being relative thereto, a distance of 1705.74 feet to the True Point of Beginning, Thence along the boundary of Colorado West Development Park, as recorded in the records of the Clerk and Recorder of Mesa County, these three (3) courses and distances: North 89°56'05" East 50.00 feet; along the arc of a curve whose radius is 25.00 feet and whose long chord bears North 45°05'02" East 35.45 feet; South 89°46'00" East 1251.72 feet to a point on the East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of said Section 24, Thence South 00°00'38" East along the said East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 24 a distance of 704.42 feet, Thence South 89°54'44" West 410.70 feet, Thence North 00°05'16" West 144.00 feet; Thence South 89°54'44" West 253.00 feet, Thence South 00°05'16" East 68.82 feet, Thence North 89°40'32" West 663.68 feet to a point on the said West line of the Northwest Quarter (NW 1/4) of Section 24, Thence North 00°03'55" West along the said West line of the Northwest Quarter (NW 1/4) of Section 24 a distance of 606.53 feet to the True Point of Beginning, containing 19.525 acres more or less.

That the said owners have caused the said real property to be laid out and surveyed as Colorado West Development Park Filing Two, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said owners do hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains and gas pipelines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 15th day of March, 1977.

J. L. Barnett
J. L. Barnett, President
Colorado West Improvements, Inc.

John H. Hays
John H. Hays, Secretary
Colorado West Improvements, Inc.

J. C. Maxfield
J. C. Maxfield
Colorado West Warehouse, a Joint Venture

Howard U. Metz
Howard U. Metz
Colorado West Warehouse, a Joint Venture

Shirwood K. Snyder
Shirwood K. Snyder
Colorado West Warehouse, a Joint Venture

Donald L. Knudsen
Donald L. Knudsen

Keith Seery
Keith Seery
Notary Public

STATE OF COLORADO) The foregoing instrument was acknowledged before me this 15 day of March, 1977.
COUNTY OF MESA) ss

My commission expires: Nov. 16, 1977

Witness my hand and official seal: *Valerie L. Seery*
Notary Public

1139503

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) I hereby certify that this instrument was filed in my office at 8:50 o'clock # 11, A.D., 1977, and is duly recorded in plat book page 0276.

Earl Sawyer
Earl Sawyer
Clerk and Recorder

BY *_____*
Deputy

CITY APPROVAL

This plat of Colorado West Development Park Filing Two, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____, A.D., 1977 by:

Lawrence S. Fogel
Lawrence S. Fogel
President of Council

James E. Wozniak
James E. Wozniak
Grand Junction City Manager

Donald H. Wann
Donald H. Wann
City Planner

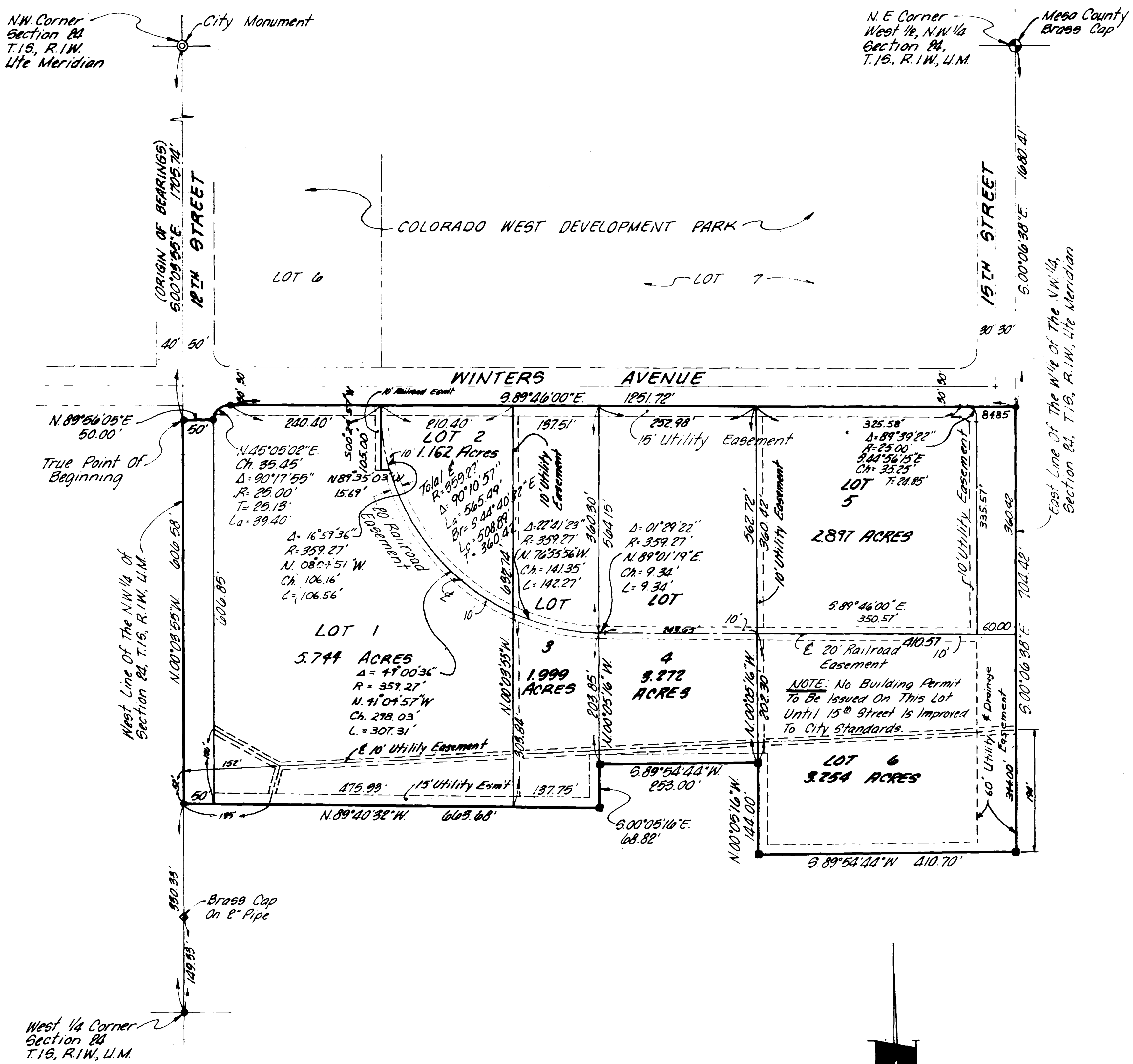
Virginia D. Flann
Virginia D. Flann
Grand Junction City Planning Commission, Chairman

Ronald P. Rich
Ronald P. Rich
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Kenneth H. Weathers, do hereby certify that the accompanying plat of Colorado West Development Park Filing Two, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

Kenneth H. Weathers
Kenneth H. Weathers, Registered Land Surveyor
Colorado Reg. No. 12483

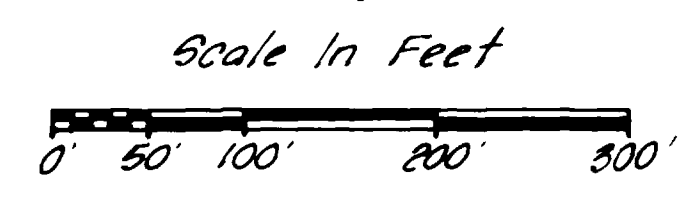


AREA QUANTITIES

Total Area In Lots-----18.328 Acres
Total Area In Streets-----1.196 Acres
Total Area-----19.524 Acres
Total No. Of Lots-----6

LEGEND

- Indicates 1/2" Rebar & Monument Cap Set By N.H.P.Q.
- Indicates Pins Found



COLORADO WEST DEVELOPMENT PARK FILING TWO

PREPARED BY:
NELSON, HALEY, PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS

GRAND JUNCTION - GREELEY, COLORADO JULY, 1976