

PINYON COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS,

That the undersigned Muir Brothers, a Partnership, is the Owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the Southeast quarter (SE1/4) of the Southwest quarter (SW1/4) of Section 13, Township 1 South, Range 1 West of the 10th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the northeast Corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section 13, Thence South 00°00'00" West along the East line of the said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 13 with all bearings contained herein relative thereto, a distance of 47.70 feet to a point on the South Right-Of-Way line of Interstate 70 Business Loop, said point also being the True Point of Beginning, Thence continuing South 00°00'00" West along the said East line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 13 a distance of 161.30 feet to a point on the North Right-Of-Way of the Denver & Rio Grande Western Railroad, Thence South 73°30'01" West along the said North Right-Of-Way of the Denver & Rio Grande Western Railroad a distance of 667.24 feet, Thence North 29°26'50" West along the said Right-Of-Way of the Interstate 70 Business Loop a distance of 62.10 feet, Thence continuing along the said South Right-Of-Way of the Interstate 70 Business Loop these two courses and distances, North 00°33'10" East 494.49 feet, North 74°20'40" East 252.33 feet, to the True Point of Beginning, containing 2.26 acres.

That the said owner has caused the said real property to be laid out and surveyed as Pinyon Commercial Park, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said Owner does hereby dedicate and set apart those portions of said real property which are labeled as utility or drainage 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 pipe lines.

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

I, WILLIAM WEATERS, said Owner, Muir Brothers, a partnership, has caused his name to be hereunto subscribed this 2nd day of June, A.D., 1976.

Kenneth M. Muir Kenneth M. Muir, Partner
Melvin R. Muir Melvin R. Muir, Partner
 Muir Brothers

STATE OF COLORADO)
 COUNTY OF MESA)
 I, the foregoing instrument was acknowledged before me this 2nd day of June, 1976, by Kenneth M. Muir, Partner, Muir Brothers and Melvin R. Muir, Partner, Muir Brothers.

Commission expires: January 13, 1980
 Witness my hand and official seal: *Yvonne Charlesworth*
 Notary Public

STATE OF COLORADO)
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 3:35 o'clock P.M. August 6, 1976, and is duly recorded in Plat Book 11, Page 214. Rec. 1113887

Earl Sawyer Clerk and Recorder
Wagel M. Huskey Deputy
 Fee 10.00

CITY APPROVAL
 This plat of Pinyon Commercial Park, a subdivision of the City of Grand Junction, County of Mesa in State of Colorado, was approved and accepted this 16th day of June, A.D., 1976.

B.H. Bellman Utilities Coord. Committee
Marina L. Hines President of Council
James E. W. Gardner Grand Junction City Manager

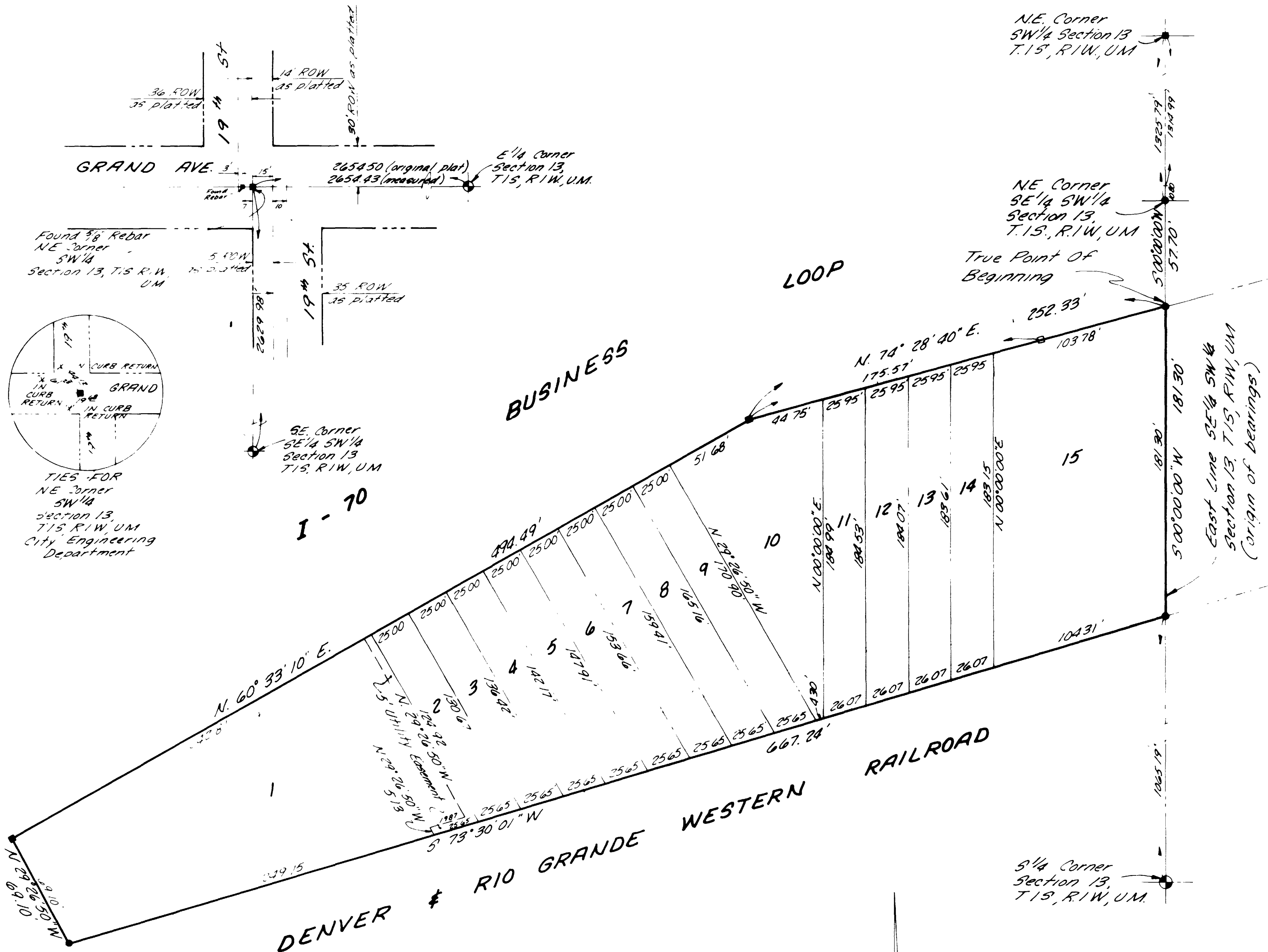
Donald W. Wamsler Director of Development
Levi Sussner Grand Junction City Planning Commission, Chairman
Ronald P. Risk Grand Junction City Engineer

SURVEYOR'S CERTIFICATE
 I, Kenneth H. Weathers, do hereby certify that the accompanying plat of Pinyon Commercial Park, a subdivision of a part of the City of Grand Junction, County of Mesa in State of Colorado, 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, Colo. Reg. No. 12403

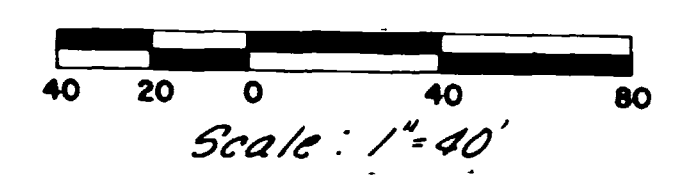
Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973, 36-31-101-102.
 By: *Raymond Head* Date: 8-5-1976

PINYON COMMERCIAL PARK
 PREPARED BY
NELSON HALEY PATTERSON & QUIRK INC.
 ENGINEERING CONSULTANTS
 GRAND JUNCTION, COLORADO
 MAY, 1976



AREA QUANTITIES

Lot	Square Feet	Acres
1	23,355	
2	3195	
3	3339	
4	3482	
5	3626	
6	3770	
7	3913	
8	4057	
9	4201	
10	4348	
11	4494	
12	4640	
13	4786	
14	4934	
15	18,222	
Total	98,555	2.26



- Indicates Found Pins
- Indicates Found Colorado State Highway Department Right-Of-Way Marker
- Indicates 3/8" Rebar & Cap Set By N.H.P.O.
- ⊙ Indicates Found Mesa County Brass Cap

