## ENTERPRISE PARK A TRACT IN THE N.W. 4, N.W. 4, SECTION 17, TOWNSHIP I SOUTH, RANGE I EAST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO LEGEND SECTION CORNER MESA COUNTY MONUMENT PROJECT LOCATION CORNER SET IN CONCRETE (NO. 5 Resar) PIN FOUND & USED (L.S. NO. SHOWN) NO 5 REBAR FOUND VICINITY MAP NO SCALE Basis of Bearing: + MORNING GLORY LANE EAST ROW MORNING GLORY LANE Book 794 Page ISI Bearings are based on the North line of Section 17, L S NO 11441 TIS, RIE of the U.M. (N 89°57'11"E). N 0°15'25" W 619.79 NO 5 REBAR 16480 28000 D'UTILITY EASEMENT IOUTILITY EASEMENT OWNER. CLARENCE C & GEORGIA I. HALL OWNER, ALLENE LEDEBUR 480 MORNING GLORY LANE 2920 HIGHWAY 6824 GRAND JUNCTION, COLORADO 81501 GRAND JUNCTION, COLORADO'81501 L S NO 9331 LS NO 11441-NO. 5 REBAR LOT C LOT B LOT A NO 5 REBAR 517.76 N 0°16'38" W 70 BUSINESS -20'UTILITY EASEMENT LOT D -20 UTILITY EASEMENT ~20 UTILITY EASEMENT -20 UTILITY EASEMENT 20 UTILITY EASEMENT-164 97 468 99 16490 280.00 1088.86 S 0°16'37" E EAST LINE NW 4, NW 4, SECTION 17 NORTH ROW 1-70 BUSINESS ROUTE POINT OF BEGINNING -

Know all men by these presents:

That the undersigned, JON F. ABRAHAMSON and JAMES R. LAND, a partnership, are the owners of that real property situated within the NW 1/4, NW 1/4 Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, and being more particularly described as follows:

Beginning at a point on the south R.O.W line of North Avenue, from whence the NE Corner, NW 1/4, NW 1/4, Section 17, bears N 0° 16' 37" W, 40.00 ft., THENCE;

S 0° 16' 37" E along the east line of said NW 1/4, NW 1/4, 1088.86 ft., to a point on the north R.O.W. line of Highway I-70 Business; Thence S 73° 30' 23" W along said R.O.W. line, 172.41 ft;

Thence N 0° 16' 38" W, 517.76 ft.; Thence S 89° 56' 17" W, 140.06 ft. to the east R.O.W. line of Morning Glory Lane;

Thence N 0° 15' 25" W, 619.79 ft. along said R.O.W, line to the south R.O.W. line of North Avenue; Thence N 89° 55' 20" E 305.40 ft. along said south R.O.W line of North Avenue to the point and place of beginning.

Containing approximately 6.222 acres - and intended to be that same property described in deeds recorded in Book 1216, Page 384, and Book 1174, Page 704 of the Mesa County Court House, Mesa County, Colorado.

That the said owners have caused the said real property to be laid out and surveyed as Enterprise Park, a minor subdivision within the County of Mesa, State of Colorado.

That the said owners do hereby dedicate an additional road Right of Way, Tract A, as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, sanitary sewer mains, water lines, and gas pipelines, with further right of ingress and egress to and from the above described utility easements.

Said dedication is hereby incorporated into and made a part of this plat.

IN WITNESS WHEREOF said owners, JON F. ABRAHAMSON and JAMES R. LAND, a partnership, have caused their names to be hereunto subscribed this 12 day of Accoust A.D., 1980.

STATE OF COLORADO )ss. COUNTY OF MESA

The foregoing instrument was acknowledged before me this 157 day of AUGUST A.D., 1980 by

Witness my hand and official seal.

My Commission expires 10-20-80

OWNER. JACK L & BETTY S BRAY 2707 F ROAD GRAND JUNCTION, COLORADO 81501

COUNTY PLANNING COMMISSION CERTIFICATE:

A.D., 1980. County Planning Commission of the County of Mésa, Colorado

This plat of Enterprise Park, a minor subdivision

N0°16'37''W 4000 ★

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of the County of Mesa, State of Colorado, was reviewed and approved on this day of A.D., 1980 by the Mesa County Board of Commissioners.

CLERK & RECORDER CERTIFICATE

State of Colorado) County of Mesa

a 1231881

I hereby certify that this instrument was filed in my office at 2:50 o'clock P.M., this 1974 day of A.D. 1980 and is duly recorded in Plat Book

SURVEYORS CERTIFICATE

I, Wallace R. Luchetti, do hereby certify that the accompanying plat of Enterprise Park, a minor subdivision of the County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

Colorado Registration No. 11643



N.W. CORNER, SECTION 17,

-NE CORNER,NW.╁,NW╁,

SECTION 17, TIS, RIE, UM

MCSM 1098

TIS, RIE, U.M.

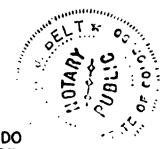
MCSM 48

OWNER

J&J ENTERPRISES 520 W. GUNNISON AVE. GRAND JUNCTION, COLORADO TELEPHONE (303) 245-0084

SURVEYOR

GINGERY ASSOCIATES, INC 1310 UTE AVENUE GRAND JUNCTION, COLORADO TELEPHONE (303) 245-0627



**ENGINEER** GINGERY ASSOCIATES, INC. 1310 UTE AVENUE GRAND JUNCTION, COLORADO TELEPHONE (303) 245-0627

ENTERPRISE PARK FOR TEAVENIE AND MADE

E + + 46 H 345 B.

DWG. NO.

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