

WINTERS AVENUE INDUSTRIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Richard L. Sparkman, Ronald D. Johnson and Raymond E. Watkins are 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 NE 1/4 of Section 23, T11 S., R11 W. of the 6th Meridian as shown on the accompanying plat, and the same is more particularly described as follows:

Commencing at the East Quarter Corner (E 1/4 Cor.) of said Section 23; Thence N 00° 03' 55" W along the east line of the NE 1/4 of said Section 23 a distance of 330.33 feet to the TRUE POINT OF BEGINNING; Thence N 89° 01' 40" W 1303.80 feet; Thence N 01° 07' 55" E 674.89 feet; Thence S 89° 46' 55" E 1289.50 feet to a point on the east line of the NE 1/4 of said Section 23; Thence S 00° 03' 55" E along said east line of the NE 1/4 of Section 23 a distance of 691.97 feet to the TRUE POINT OF BEGINNING, containing 20.342 acres.

That said owners have caused the said real property to be laid out and surveyed as Winters Avenue Industrial Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the PUBLIC all the streets, avenues and roads as shown on the accompanying plat, forever, and dedicate to the PUBLIC UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines; together with the right of ingress and egress for installation, maintenance and replacement of such lines; together with the right to trim interfering trees and brush; said easements and rights shall be utilized in a reasonable and prudent manner.

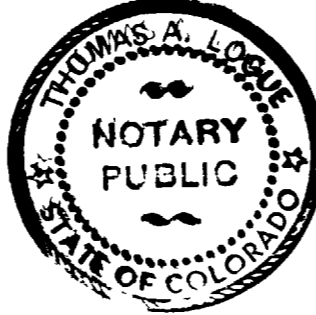
Richard L. Sparkman Ronald D. Johnson Raymond E. Watkins
 June 16th 1980

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 16 day of June A.D., 1980, by R. L. Sparkman, Ronald D. Johnson and Raymond E. Watkins.

My commission expires: Aug. 9th 1981 Witness my hand and official seal.

Thomas A. Logan
 Notary Public



CITY APPROVAL

This plat of Winters Avenue Industrial Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this 7th day of May A.D., 1980

James E. Wysocki James D. Quinby James D. Pickett
 City Manager President of Council Chairman, Grand Junction City Planning Commission
Keith Motz Ronald P. Riel
 Director of Development Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss

1235164
 1235164

I hereby certify that this instrument was filed in my office at 3:35 o'clock P.M. this 22 day of September A.D., 1980 and is duly recorded in Plat Book 12, Page 305 & 306

Earl Sawyer Lucy Fennell
 Clerk and Recorder Deputy
 Fees: \$ 30.00

SURVEYOR'S CERTIFICATE

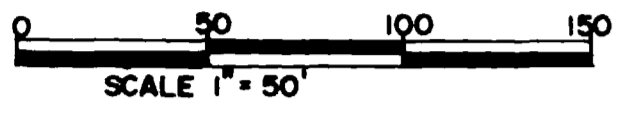
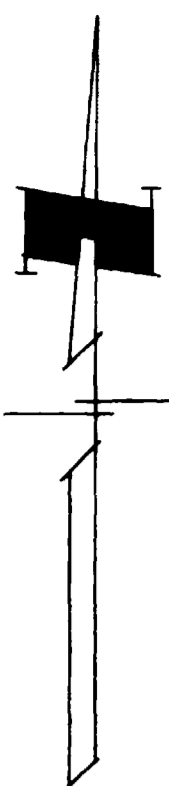
I, James T. Patty Jr., do hereby certify that the accompanying plat of Winters Avenue Industrial Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 2/21/80
 James T. Patty Jr.
 Colorado Registration No. 9960



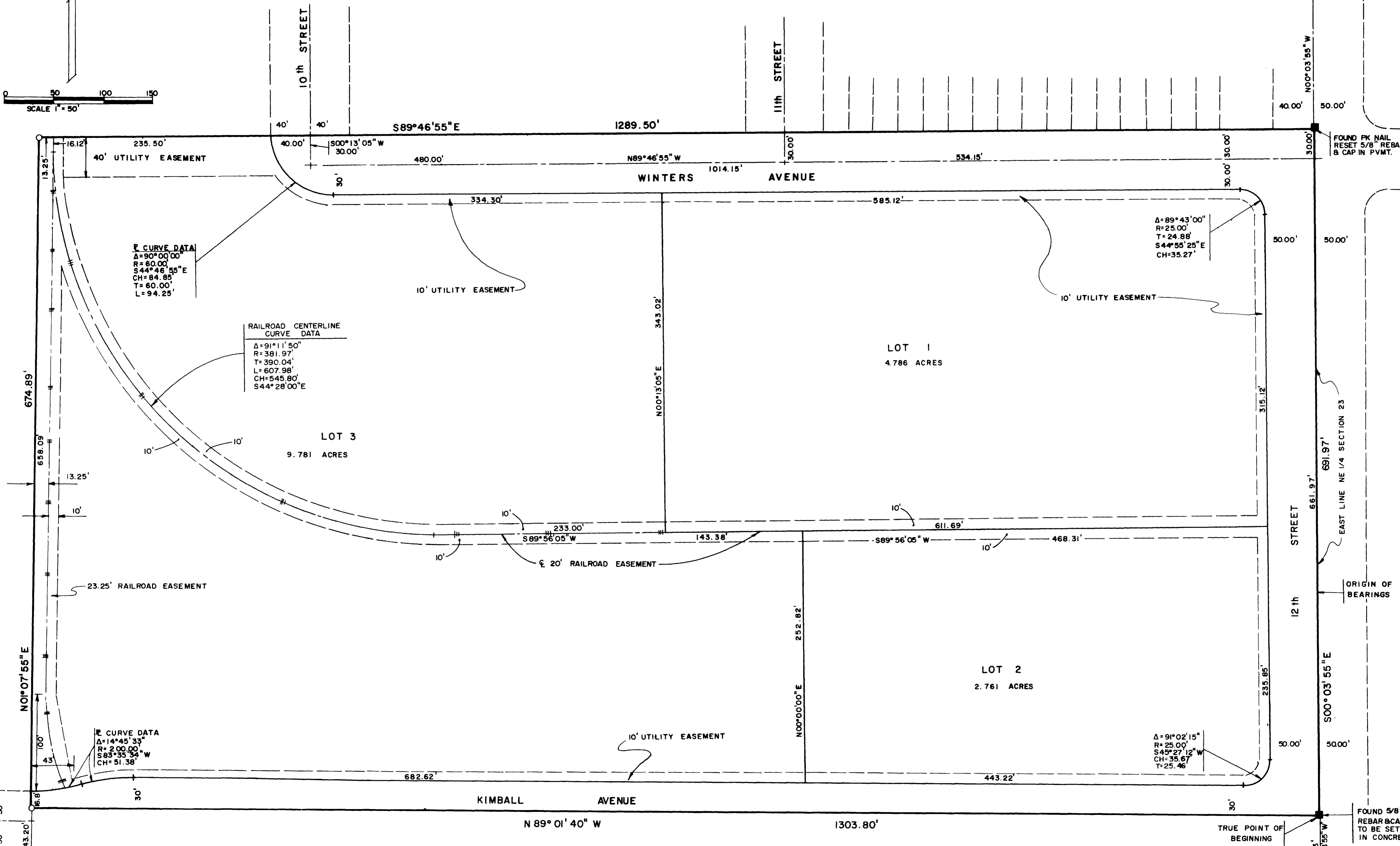
WINTERS AVENUE INDUSTRIAL PARK

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NE CORNER SECTION 23
T.1S., R.1W., U.M.
CITY MONUMENT
1" PIPE IN VALVE BOX

"D" ROAD



℄ CURVE DATA
 $\Delta = 90^{\circ}00'00''$
 $R = 60.00'$
 $S44^{\circ}46'55''E$
 $CH = 84.85'$
 $T = 60.00'$
 $L = 94.25'$

RAILROAD CENTERLINE CURVE DATA
 $\Delta = 91^{\circ}11'50''$
 $R = 381.97'$
 $T = 390.04'$
 $L = 607.98'$
 $CH = 545.80'$
 $S44^{\circ}28'00''E$

$\Delta = 89^{\circ}43'00''$
 $R = 25.00'$
 $T = 24.88'$
 $S44^{\circ}55'25''E$
 $CH = 35.27'$

$\Delta = 91^{\circ}02'15''$
 $R = 25.00'$
 $S45^{\circ}27'12''W$
 $CH = 35.67'$
 $T = 25.46'$

LEGEND

- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊕ A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates Monument Found

AREA QUANTITIES

Total Acres In Lots	17.328 Ac.	or	85.18 %
Total Acres In Roads	3.014 Ac.	or	14.82 %
Total Acres	20.342 Ac.	or	100.00 %
Total No. Lots	3		

E1/4 CORNER SECTION 23
T.1S., R.1W., U.M.
FOUND 5/8" REBAR & CAP

SHEET 2 of 2

