

C H FOUR COMMERCIAL PARK FILING NO. 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Bruce C. Currier and Wilma M. Currier are the owners of that real property in the City of Grand Junction, County of Mesa, State of Colorado, and being that part of the N 1/2 Section 36, Township 1 North, Range 1 West, Ute Meridian, and N 1/2 Section 31, Township 1 North, Range 1 East, Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the intersection of the West line of Section 31, Township 1 North, Range 1 East, Ute Meridian and the northwesterly right-of-way of Horizon Drive from whence the northwest corner of said Section 31 bears N 0°00'00"E 1969.53 feet; thence along the northwesterly right-of-way of Horizon Drive S54°46'30"W 164.83 feet to the northeasterly right-of-way of the U.S. Government High Line Canal; thence along the right-of-way of said canal N40°10'00"W 343.04 feet; thence 207.99 feet along the arc of a curve to the left with a radius of 1482.70 feet and a chord which bears N44°11'07"W 207.82 feet; thence leaving the canal right-of-way N54°46'30"E 529.59 feet; thence 155.11 feet along the arc of a curve to the left with a radius of 535.00 feet and a chord which bears N26°55'09"W 154.57 feet; thence N54°46'30"E 480.00 feet; thence S35°13'30"E 700.00 feet to the northwesterly right-of-way of Horizon Drive; thence along said right-of-way S54°46'30"W 805.17 feet to the point of beginning. Containing 14.213 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as C H Four Commercial Park Filing No. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do 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 dedicate to the 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 and telephone lines, together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easement and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvement shall be furnished by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 29th day of JUNE A.D., 1981.

Wilma M. Currier
Wilma M. Currier

Bruce C. Currier
Bruce C. Currier

STATE OF COLORADO) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 29th day of JUNE A.D., 1981, by Bruce C. Currier and Wilma M. Currier.

My Commission expires Dec 29, 1984
Witness by hand and official Seal

Judith A. Mick
Notary Public

CITY APPROVAL

This plat of C H Four Commercial Park, Filing No. 1, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and adopted by this 19th day of JUNE, A.D., 1981.

CITY OF GRAND JUNCTION

Ronald A. Rusby City Manager
James R. Beach President of Council
James J. Dinskey Chairman, Grand Junction City Planning Commission
Daryl K. Shuman City Planner
Ronald P. Rice Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 12:22 o'clock P.M. this 29th day of July A.D., 1981, and is duly recorded in Plat Book No. 12 Page 397.

Fees \$ 18.00 by Donnie Gibson Deputy
Earl Sawyer Clerk and Recorder

SURVEYORS CERTIFICATE

I, J. Boyd Peterson, do hereby certify that the accompanying plat of C H Four Commercial Park Filing No. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

J. Boyd Peterson
J. Boyd Peterson
Colorado Reg. No. 5837

WESTERN ENGINEERS, INC.
PLAT OF
C H FOUR COMMERCIAL PARK
FILING NO. 1
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO
SURVEYED LEV DRAWN ASC CHECKED JBP
GRAND JUNCTION, COLO. DWG 177-575-10 4/28/81

NE CORNER, SEC 36
T1N, R1W, U.M.

NW CORNER, SEC. 31
T1N, R1E, U.M.

NE 1/4 NE 1/4

NW 1/4 NW 1/4

DATA ①

Δ = 22° 37' 12"
R = 585.00'
L = 230.95'
T = 117.00'
CH = N23° 54' 54" W
229.46'

Δ = 16° 36' 43"
R = 535.00'
L = 155.11'
T = 78.10'
CH = N26° 55' 09" W
154.57'

Δ = 08° 02' 15"
R = 1482.70'
L = 104.17'
T = 207.99'
CH = N44° 11' 07" W
207.82'

DEVELOPER OF LOT 1 SHALL PROVIDE A RETENTION POND FOR THE IMPOUNDING OF STORM WATER. THE VOLUME OF THE POND SHALL BE AT LEAST 17,500 CUBIC FEET. THE SHAPE AND LOCATION OF THE POND WILL BE AT THE DISCRETION OF SAID DEVELOPER, EXCEPT THAT IT SHALL BE LOCATED TO INTERCEPT THE WATER FLOWING SOUTHEASTERLY IN THE EASEMENT ON THE SOUTHWEST BOUNDARY OF THE LOT.

LEGEND

- SET #5 REBAR W/CAP IN CONC.
- ┆ SET #5 REBAR W/CAP
- ⊙ FD. 2" IRON PIPE
- ⊙ FD. MESA COUNTY SURVEY MON

AREA SUMMARY

LOTS	12.572 AC	88.5%
ROADS	1.641 AC	11.5%
TOTAL	14.213 AC	100%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within the year after your first discovery of such defect. In no event, any city action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

SCALE: 1" = 100'



100' 50' 0 100' 200'