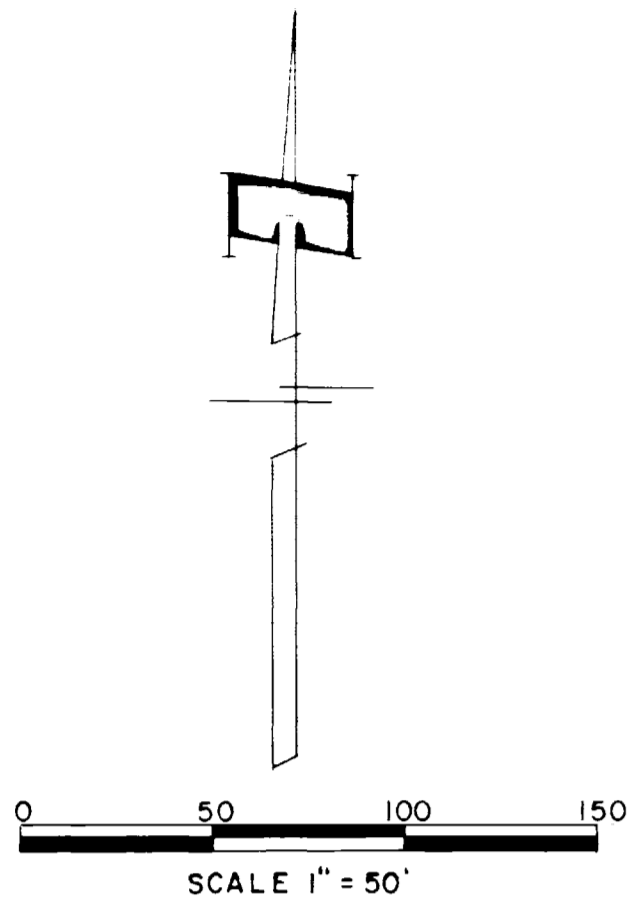


# BLUE HERON INDUSTRIAL PARK

NW CORNER  
SW 1/4 NW 1/4  
SECTION 9 T.1S, R.1W, U.M.  
N89°55'03"E 800.19'  
NORTH LINE SW 1/4 NW 1/4  
SECTION 9



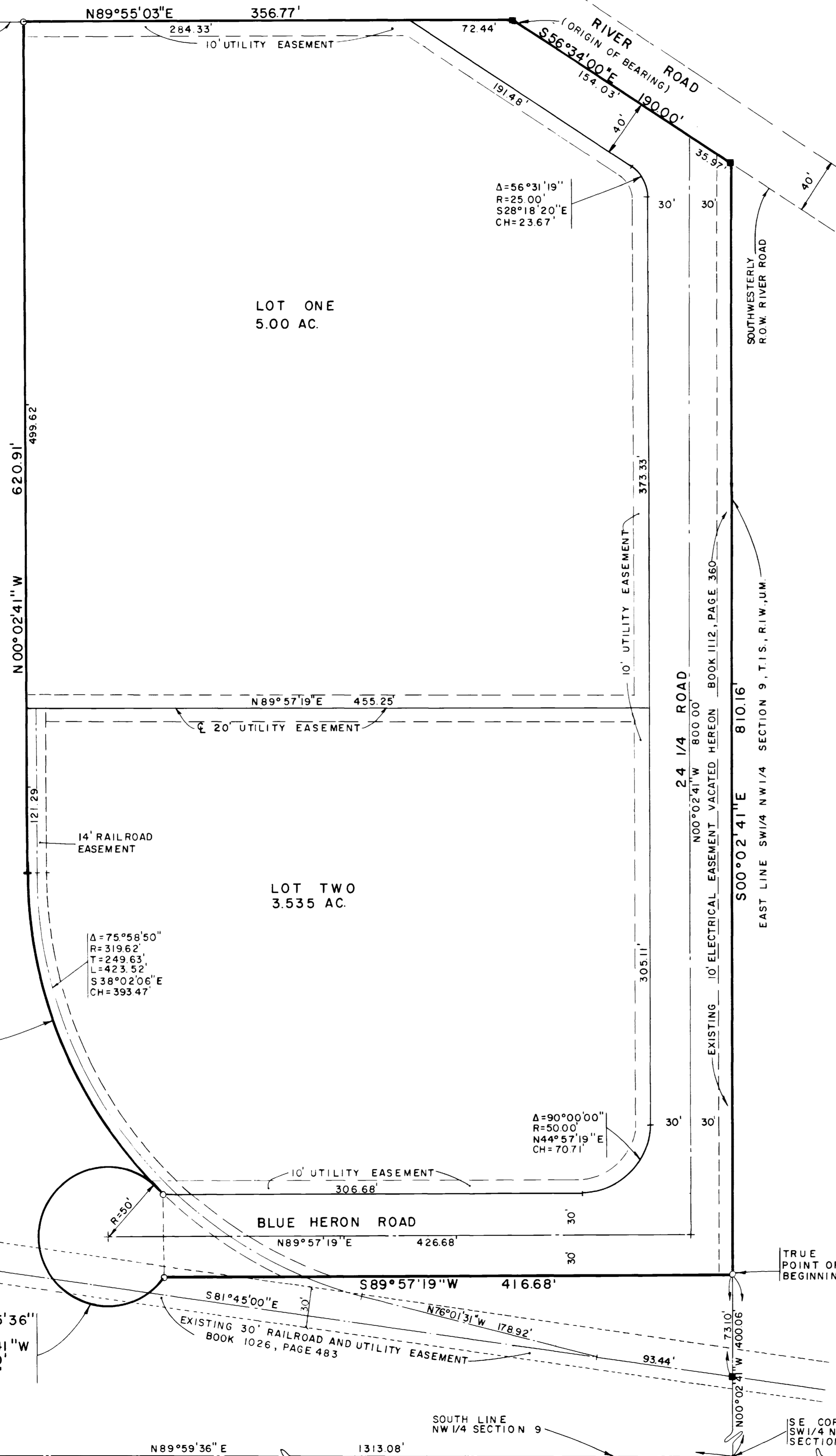
### LEGEND

- ⊙ Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap
- └─┘ A 5/8" Rebar And Monument Cap At All Lot Corners
- Found 5/8" Rebar And Cap (Western Engineers)

### AREA QUANTITIES

Total Acres in Lots	8.535 Ac or 81.27%
Total Acres in Streets	1.967 Ac or 18.73%
Total Acres	10.502 Ac or 100.00%

NOTE: Blue Heron Filing One is Not Affected by 100 Year Flood As Defined By The Corps Of Engineers 1976 Flood Hazard Report.



NW 1/4 CORNER  
SECTION 9  
T.1S, R.1W, U.M.

N89°59'36"E 1313.08'

SOUTH LINE  
NW 1/4 SECTION 9

SE CORNER  
SW 1/4 NW 1/4  
SECTION 9

SE CORNER  
NW 1/4 SECTION 9  
T.1S, R.1W, U.M.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Blue Heron Investors, a General Partnership, are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the SW 1/4 NW 1/4 Section 9, T.1S, R.1W, Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the W 1/4 Corner of said Section 9; Thence N. 89° 59' 36" E along the South line NW 1/4 of said Section 9, a distance of 1313.08 feet to the Southeast Corner SW 1/4 NW 1/4 of said Section 9; Thence N. 00° 02' 41" W along the East line SW 1/4 NW 1/4 of said Section 9 a distance of 400.06 feet to the TRUE POINT OF BEGINNING; Thence S. 89° 57' 19" W 416.68 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N. 00° 02' 41" W 60.00 feet; Thence along the arc of a curve to the right whose radius is 326.62 feet and whose long chord bears N. 22° 54' 10" W 253.75 feet; Thence N. 00° 02' 41" W 620.91 feet to a point on the North line SW 1/4 NW 1/4 of said Section 9; Thence N. 89° 55' 03" E along said North line SW 1/4 NW 1/4 of said Section 9 a distance of 356.77 feet to a point on the Southwesterly right-of-way of River Road; Thence S. 56° 34' 00" E along said Southwesterly right-of-way a distance of 190.00 feet to a point on the East line SW 1/4 NW 1/4 of said Section 9; Thence S. 00° 02' 41" E along said East line SW 1/4 NW 1/4 of Section 9 a distance of 810.16 feet to the TRUE POINT OF BEGINNING. Containing 10.502 Acres.

That said owners have caused the said real property to be laid out and surveyed as Blue Heron Industrial Park, a subdivision of a part of Mesa County, 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 those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat to the Public Utilities as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 14<sup>th</sup> day of April, A.D., 1978.

Blue Heron Investors: A General Partnership.

*Frank J. Prinster*  
Frank J. Prinster

*Leo T. Prinster*  
Leo T. Prinster

*Joseph C. Prinster*  
Joseph C. Prinster

*Gregory K. Hoskin*  
Gregory K. Hoskin

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, A.D., 1978 by Blue Heron Investors: A General Partnership, composed of Frank J. Prinster, Joseph C. Prinster, Leo T. Prinster and Gregory K. Hoskin.

My Commission Expires: May 17, 1981  
Witness My Hand and Official Seal.

*William H. Strigg*  
Notary Public

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
                                  )ss  
COUNTY OF MESA    )

I hereby certify that this instrument was filed in my office at 8:25 o'clock A.M., this 9 day of May, A.D., 1978 and is duly recorded in Plat Book No. 12, Page 10. Rec # 159504

*Earl Sawyer*  
Clerk and Recorder

Deputy

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20<sup>th</sup> day of April, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

*Mary A. Buss*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24<sup>th</sup> day of April, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

*Earl Sawyer*  
Chairman

### SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Blue Heron Industrial Park, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

*Bill Benson*  
Mesa County Road Department

Date: 4-17-78

BLUE HERON INDUSTRIAL PARK

