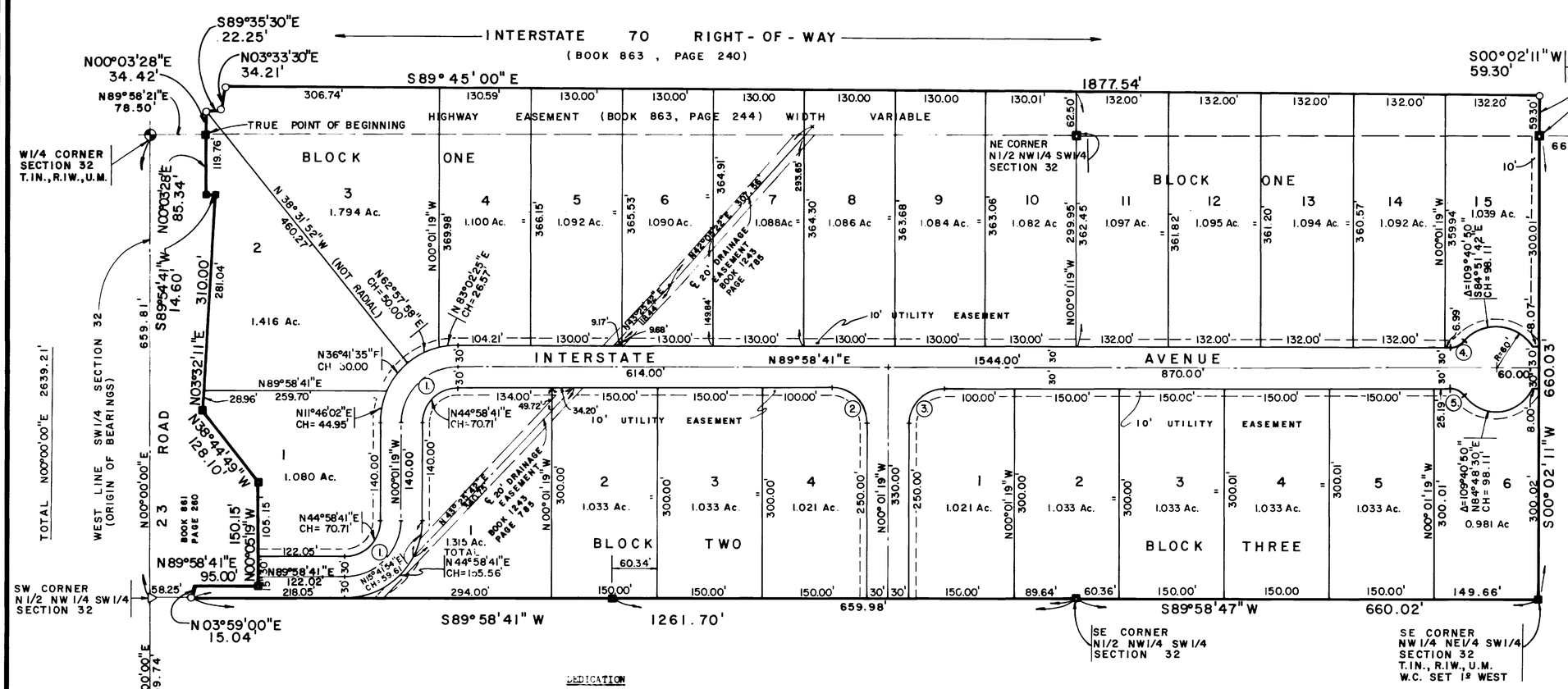
INTERSTATE COMMERCIAL PARK



NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
1.	90°00'00"	80.00'	80.00'	125.66'	113.14'	N44°58'41"E
2.	90°00'00"	50.00'	50.00'	78.54'	70.71'	S45°01'19"E
3.	90°00'00"	50.00'	50.00'	78.54'	70.71'	N44°58'41"E
4.	49°40'48"	25.00'	11.57'	21.68'	21.00'	N65°08'17"E
5.	49°40'48"	25.00'	11.57'	21.68'	21.00'	S65°10'56"E

SCALE 1" = 100'

AREA QUANTITIES

Total Area In Lots	27.805 Ac.	or	89.09 %
Total Area In Streets	3.406 Ac.	or	10.91 %
Total Area	31.211 Ac.	or	100.00%
Total Number Lots	25		

LEGEND

- Indicates Mesa County Brass Cap
- 5/8" Rebar & Monument Cap Found (L.S. 14115)
- 5/8" Rebar & Monument Cap Set In Concrete
- P.K. Nail Set

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Weststates Investment, a general partnership, Jimmy D. Johnson and William P. Klussman managing agents is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the N 1/2 SW 1/4 and a part of the SW 1/4 NW 1/4 of Section 32, T.1 N., R.1 W. of the 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 32; Thence N 89° 58' 21" E along the north line of the SW 1/4 of said Section 32 a distance of 78.50 feet to a point on the easterly right of way of Interstate 70, said point also being the TRUE POINT OF BEGINNING; Thence along the easterly and southerly right of way of said Interstate 70 by the following [illegible] (4) courses and distances: (1) N 00° 03' 28" E 34.42 feet; (2) S 89° 35' 30 E 22.25 feet; (3) N 03° 33' 30" E 34.21 feet; (4) S 89° 45' 00" E [illegible] feet; [illegible] 59.30 feet to the [illegible] 1/4 NW 1/4 SW 1/4 of said Section 32;

Thence S 00° 02' 11" W 660.03 feet to the SE Corner of the NW 1/4 NE 1/4 SW 1/4 of said Section 32; Thence S 89° 58' 47" W 660.02 feet to the SE Corner of the N 1/2 NW 1/4 SW 1/4 of said Section 32; Thence S 89° 58' 41" W 1261.70 feet to a point on the easterly right of way of Interstate 70; Thence along the easterly and southerly right of way of said Interstate 70 by the following seven (7) courses and distances: (1) N 03° 59' 00" E 15.04 feet; (2) N 89° 58' 41" E 95.00 feet; (3) N 00° 05' 19" W 150.15 feet; (4) N 38° 44' 49" W 128.10 feet; (5) N 03° 32' 11" E 310.00 feet; (6) S 89° 54' 41" W 14.60 feet; (7) N 00° 03' 28" E 85.34 feet to the TRUE POINT OF BEGINNING, containing 31.211 acres.

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

That said owner does 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 Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat 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 of trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such 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 owner has caused their names to be hereunto subscribed this 16 day of July, A.D., 1980.

Weststates Investment, a General Partnership

Jimmy D. Johnson
Managing Agent

William P. Klussman
Managing Agent

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 16 day of July, A.D., 1980 by Jimmy D. Johnson and William P. Klussman, Managing Agents for Weststates Investment, a General Partnership.

My Commission Expires: 8/9/81
Witness My Hand and Official Seal.

Thomas A. Logue
Notary Public

THOMAS A. LOGUE NOTARY PUBLIC STATE OF COLORADO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:50 o'clock A.M., this 6 day of August, A.D., 1980, and is duly recorded in Plat Book No. 12, Page 288. Rec. #1230598

Earl Sawyer
Clerk and Recorder

Deputy

Fees $ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5 day of Aug-80, A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

Floyd Sommerville
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 16 day of July, A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Dale Cullom
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Interstate Commercial 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. 5/8/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

By: Robert A. Lemon
Mesa County Road Department

Date JULY 29, 1980

INTERSTATE COMMERCIAL PARK

PARAGON ENGINEERING, INC.

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