

# A REPLAT OF THE FIRST ADDITION TO INTERSTATE COMMERCIAL PARK

KNOW ALL MEN BY THESE PRESENTS.

That the undersigned Western States Investment, a general partnership, Donald W. Bollenbacher and William P. Kluseman, managing agents is the owner of that real property situated in the County of Mesa, State of Colorado and being all part of the South 1/2 NW 1/4 SW 1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SW Corner of the NW 1/4 SW 1/4 said Section 32; thence N 00°00'00" E, 659.74 feet to the NW Corner of the South 1/2 NW 1/4 SW 1/4 said Section 32; thence N 89°58'41" E 1319.95 feet to the NE Corner of the South 1/2 NW 1/4 SW 1/4 said Section 32; thence S 00°00'44" W, 660.16 feet to the SE Corner of the NW 1/4 SW 1/4 said Section 32; thence S 89°59'47" W, 1319.81 feet to the Point of Beginning. Containing 19.997 acres.

That said owner has caused the said real property to be laid out and surveyed as Replat of First Addition to 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 dedicates 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, 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 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 its name to be herunto subscribed this 11<sup>th</sup> day of June, A.D., 1986.

WESTERN STATES INVESTMENT, a General Partnership

*Donald W. Bollenbacher*  
Donald W. Bollenbacher, managing agent

*William P. Kluseman*  
William P. Kluseman, managing agent

STATE OF COLORADO ) ss

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, A.D., 1986 by Donald W. Bollenbacher and William P. Kluseman, managing agents for Western States Investment, a general partnership.

My commission expires 8-8-87 *Estelle M. Bement*  
Witness my hand and official seal. Notary Public

Address 2870 1/2 Hall Ave  
Grand Junction, Co 81501

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO ) ss

COUNTY OF MESA ) # 1425778

I hereby certify that this instrument was filed in my office at 9:11 o'clock A.M. this 9 day of July, A.D., 1986, and is duly recorded in Plat Book No. 13, Page 347.

*Carl Sawyer* Deputy  
Fees \$ 10.00  
Filed 7-43

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 2 day of July, A.D., 1986.  
County Planning Commission of the County of Mesa, Colorado

*Delia C. Miller*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 3 day of July, A.D., 1986.  
Board of County Commissioners of the County of Mesa, Colorado.

*Richard C. Paul*  
Chairman

### SURVEYORS CERTIFICATE

I, Dennis W. Johnson, do hereby certify that the accompanying Replat of First Addition to 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.



*Dennis W. Johnson* Date 6/3/86  
Dennis W. Johnson, Intermountain Technical Services  
Registered Professional Land Surveyor  
Colorado Registration No. 16835

### UTILITIES COORDINATING COMMITTEE

*Charles E. Shelton* Date 5/14/86  
Chairman

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

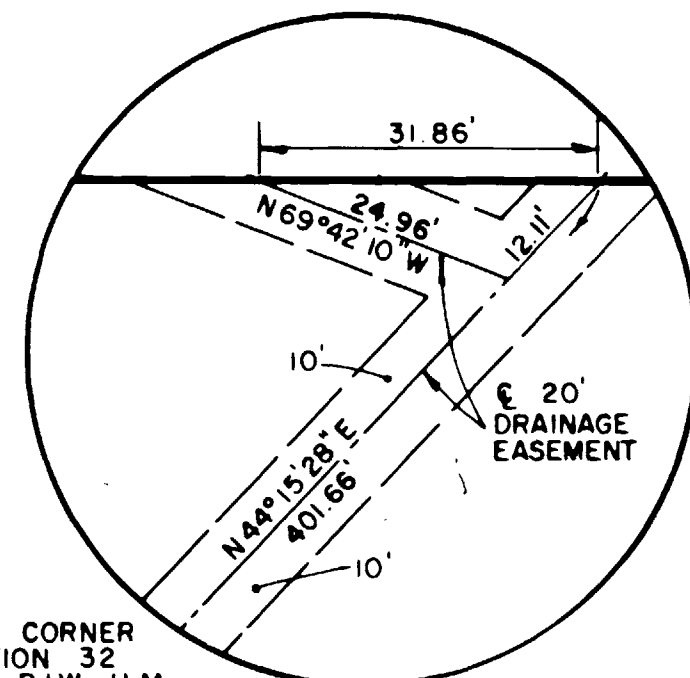
SEC 32, T.1N., R.1W., U.M.

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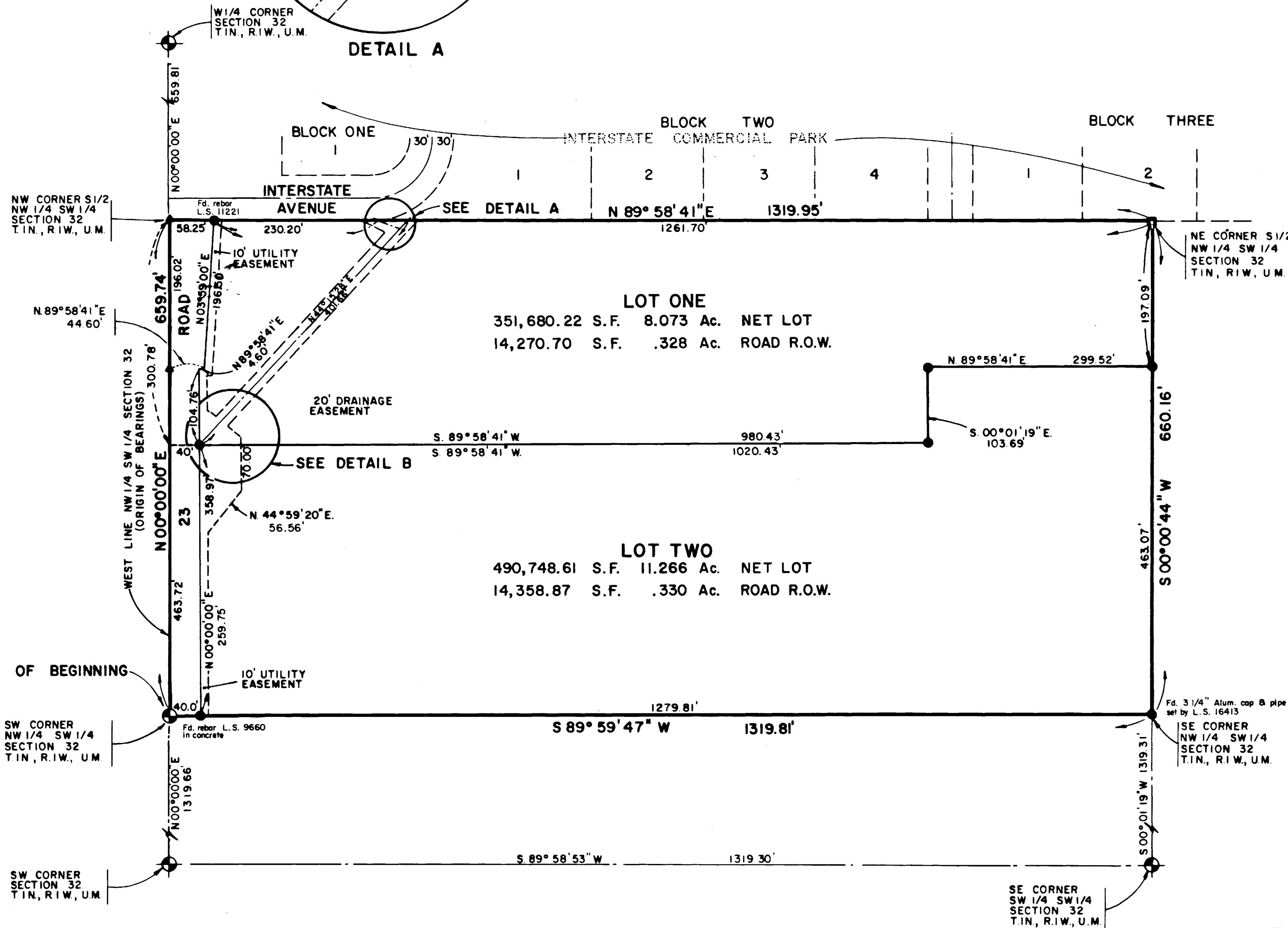
**ARMSTRONG CONSULTANTS, INC.**

861 Road Avenue  
Grand Junction, Colorado 81501  
(937) 242-9701

Revised 6/20/86



DETAIL A



POINT OF BEGINNING

SW CORNER NW 1/4 SW 1/4 SECTION 32 T.1N., R.1W., U.M.

SW CORNER SECTION 32 T.1N., R.1W., U.M.

SE CORNER SW 1/4 SW 1/4 SECTION 32 T.1N., R.1W., U.M.

### AREA SUMMARY

Area in Lots = 19.339 Acres  
Area in 23 Rd. R.O.W. = 0.658 Acres  
Total 19.997 Acres

### VACATION STATEMENT

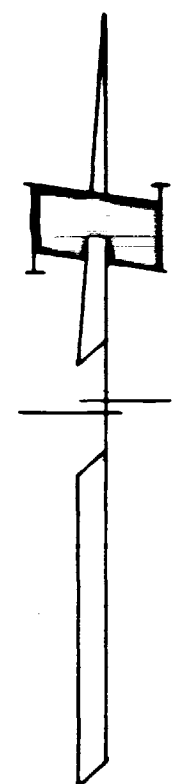
The streets, roads and easements as shown on the FIRST ADDITION TO INTERSTATE COMMERCIAL PARK as recorded in Book 12 Page 19 are hereby vacated.

Approved this \_\_\_ day of \_\_\_, A.D., 1986.  
Board of County Commissioners

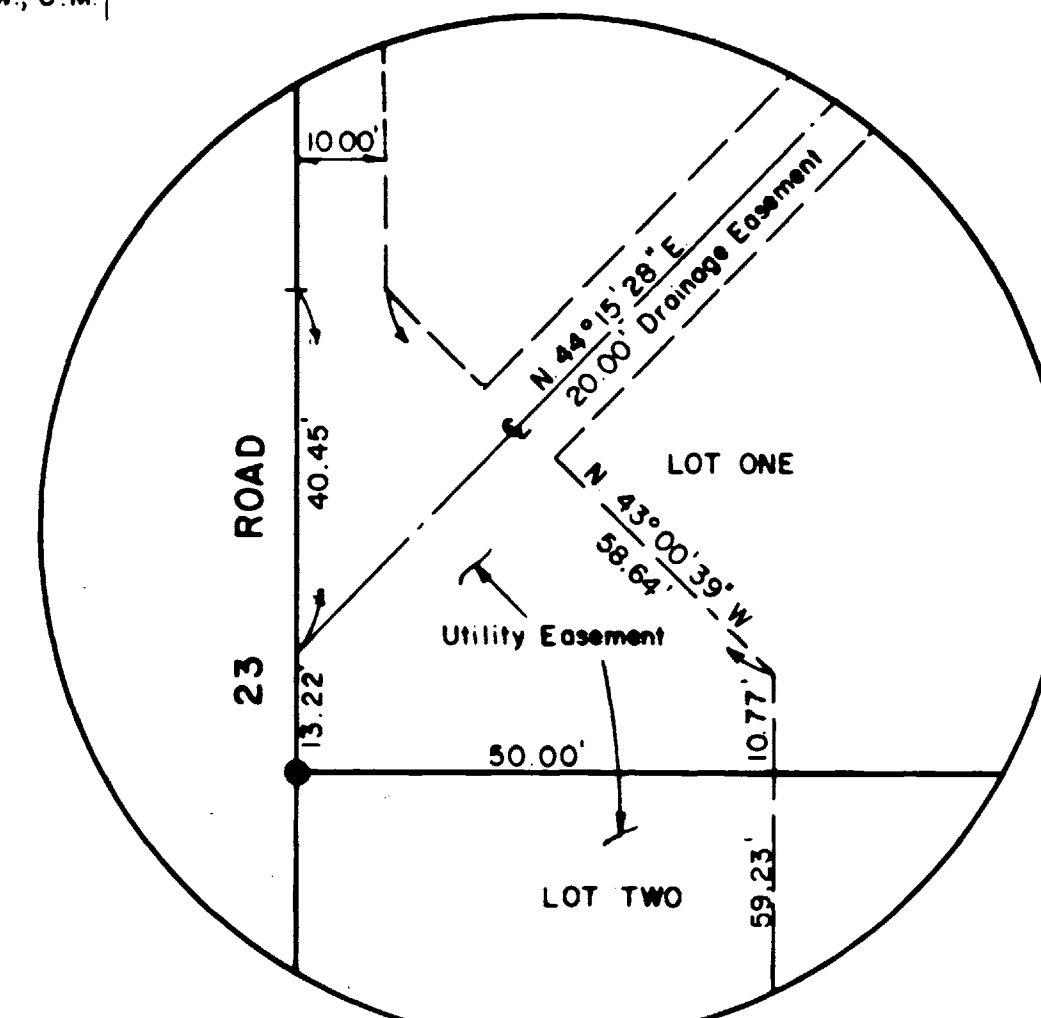
Chairman

### LEGEND

- MESA COUNTY BRASS CAP
- FOUND P.K. NAIL
- 5/8" REBAR AND MONUMENT CAP (SET IN CONC) 16835
- 5/8" REBAR W/ALUM CAP SET BY 16835 or monument Found as noted



SCALE 1"=100'



DETAIL B