

TWENTY EIGHT ROAD INDUSTRIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the NE 1/4 SE 1/4 NE 1/4 of Section 24, T.1 S., R.1 W. of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Beginning at a point which bears S 00° 14' 23" E 161.23 feet from the Northeast corner of the SE 1/4 NE 1/4 of said Section 24; Thence S 00° 14' 23" E 501.14 feet; Thence N 89° 50' 01" W 658.74 feet; Thence N 00° 06' 53" W 661.79 feet; Thence S 89° 53' 01" E 387.50 feet; Thence S 00° 14' 23" E 161.23 feet; Thence S 89° 53' 01" E 270.17 feet to the point of beginning, containing 9.004 acres, more or less, that said owners have caused the said real property to be laid out and surveyed as Twenty Eight Road Industrial Park, a subdivision of a part of the County of Mesa.

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 easements on the accompanying plat as perpetual 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 to trim interfering trees and brush. With perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser, net the County of Mesa.

IN WITNESS WHEREOF, said owners of Twenty Eight Road Industrial Park subscribed this 4th day of JUNE, A.D., 1981.

By: Jim L. Revere
Title: Owner

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 4th day of JUNE, A.D., 1981 by

Witness my hand and official seal. My commission expires November 28, 1984.

Shirley L. Meyer
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss # 1260420

I hereby certify that this instrument was filed in my office at 3:02 o'clock P.M. this 18th day of June, A.D., 1981 and is duly recorded in Plat Book No. 12, Page 392.

Earl Sawyer
Clerk and Recorder

By Hugh M. Huskey
Deputy

Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14 day of June, A.D., 1981. County Planning Commission of the County of Mesa, Colorado.

H.C. Gallatt
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5th day of June, A.D., 1981. Board of County Commissioners of the County of Mesa, Colorado.

Marvin Allen
Chairman

SURVEYOR'S CERTIFICATE

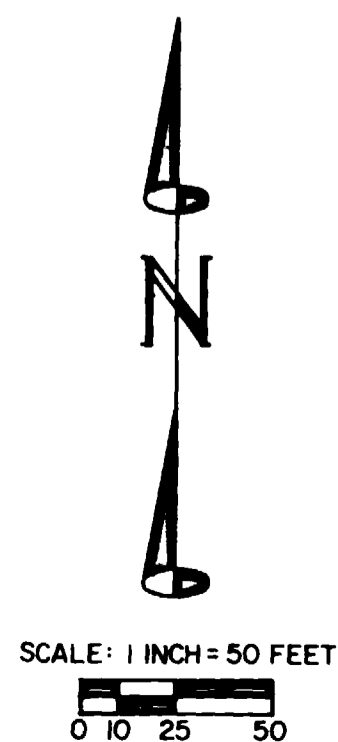
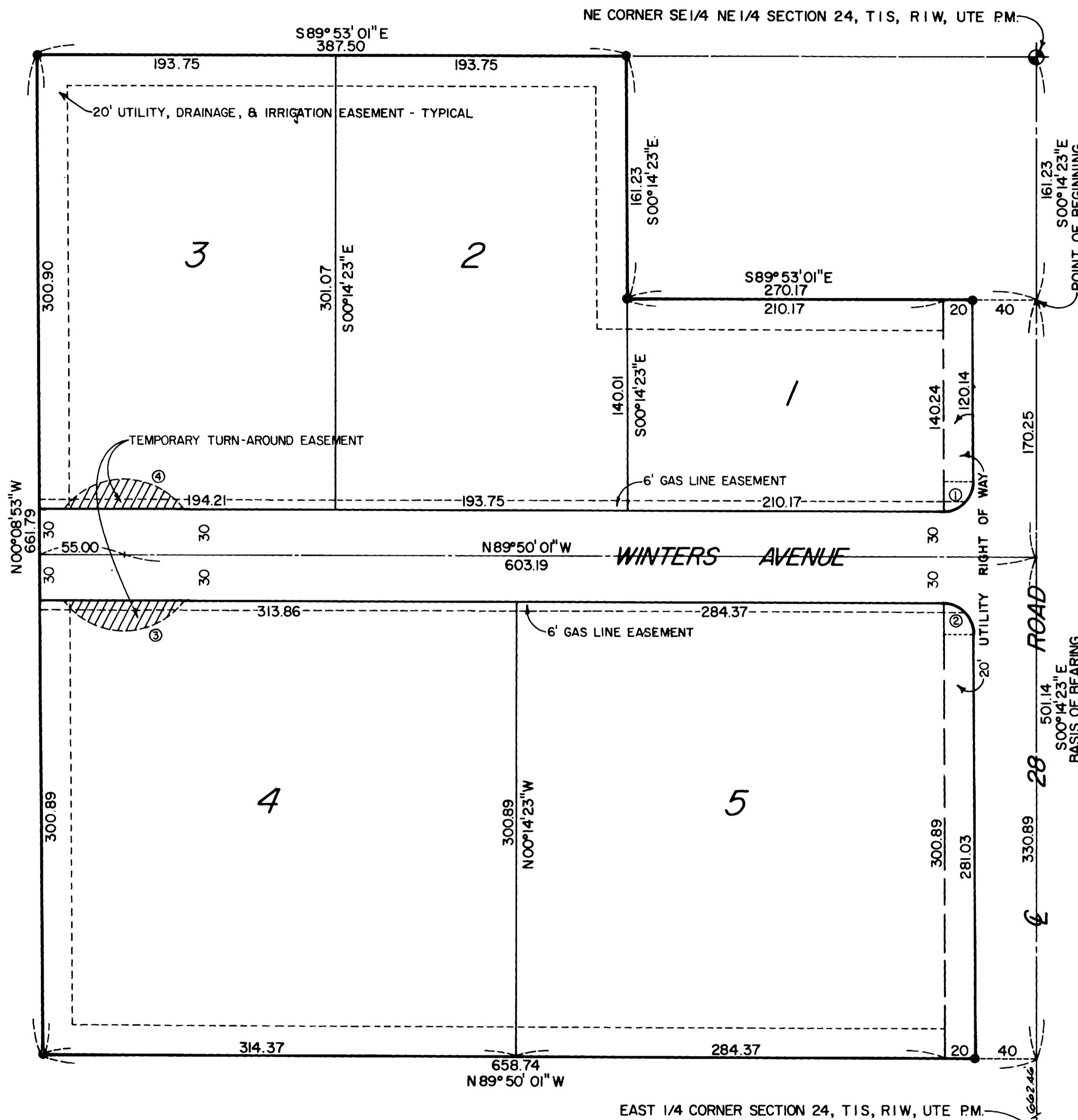
I, Wayne H. Lizer, do hereby certify that the accompanying plat of Twenty Eight Road Industrial Park, a subdivision of a part of the County of Mesa, has been prepared under my direction, from field notes made by me and from a plat of survey of said property made by James Franklin, L.S. No. 9927.

Wayne H. Lizer 5/8/79
Wayne H. Lizer
Registered Land Surveyor
P.L. # 14113

By: Robert H. Curran
Mesa County Road Department



Date: January 7, 1981



LEGEND

- ⊕ FOUND MESA COUNTY BRASS CAP
- SET BOUNDARY CORNER IN CONCRETE - 5/8" REBAR W/CAP # 14113
- ┆ SET LOT CORNER - 5/8" REBAR W/CAP

CURVE DATA				
No.	Radius	Δ	Length	Chord
①	20.00	90° 24' 22"	31.56	N44° 57' 48" E 28.38
②	20.00	89° 35' 38"	31.27	S45° 02' 12" E 28.18
③	50.00	106° 15' 37"	92.73	N89° 50' 01" W 80.00
④	50.00	106° 15' 37"	92.73	N89° 50' 01" W 80.00

AREA SUMMARY	
LOTS	7.438 AC 82.6%
STREETS	1.367 AC 15.2%
GVIC ROW	0.199 AC 2.2%
TOTAL	9.004 AC 100.0%

TWENTY EIGHT ROAD INDUSTRIAL PARK

W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT EIGHT 241-1129
GRAND JUNCTION, COLORADO