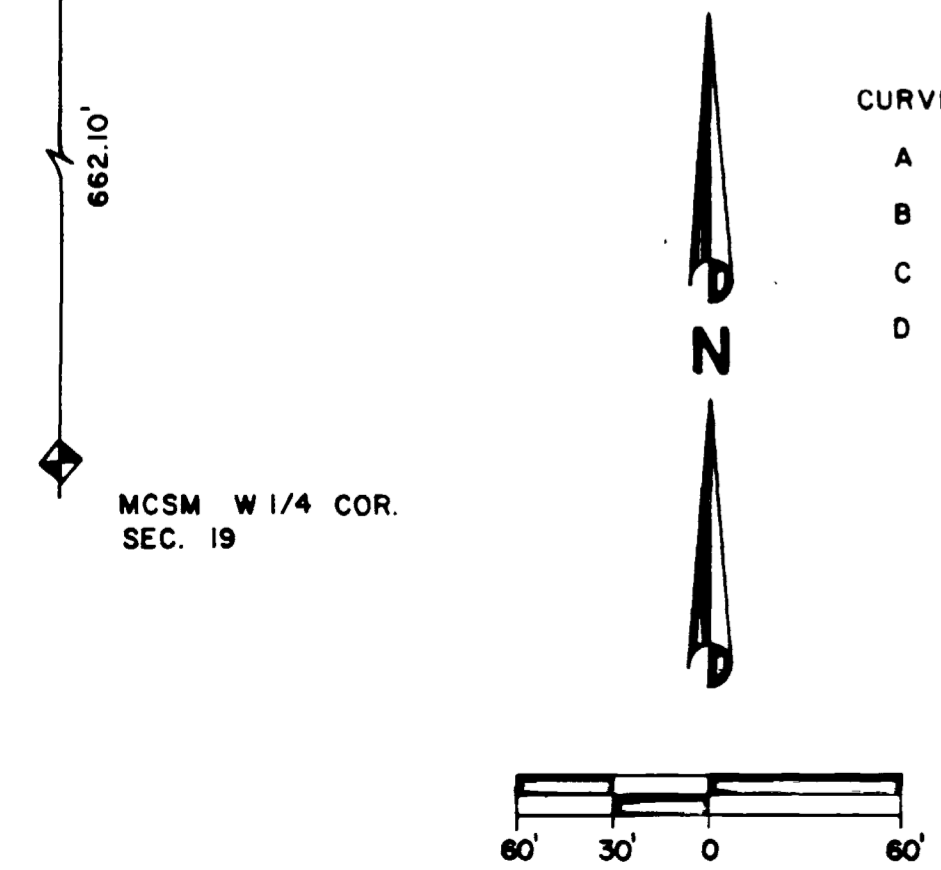
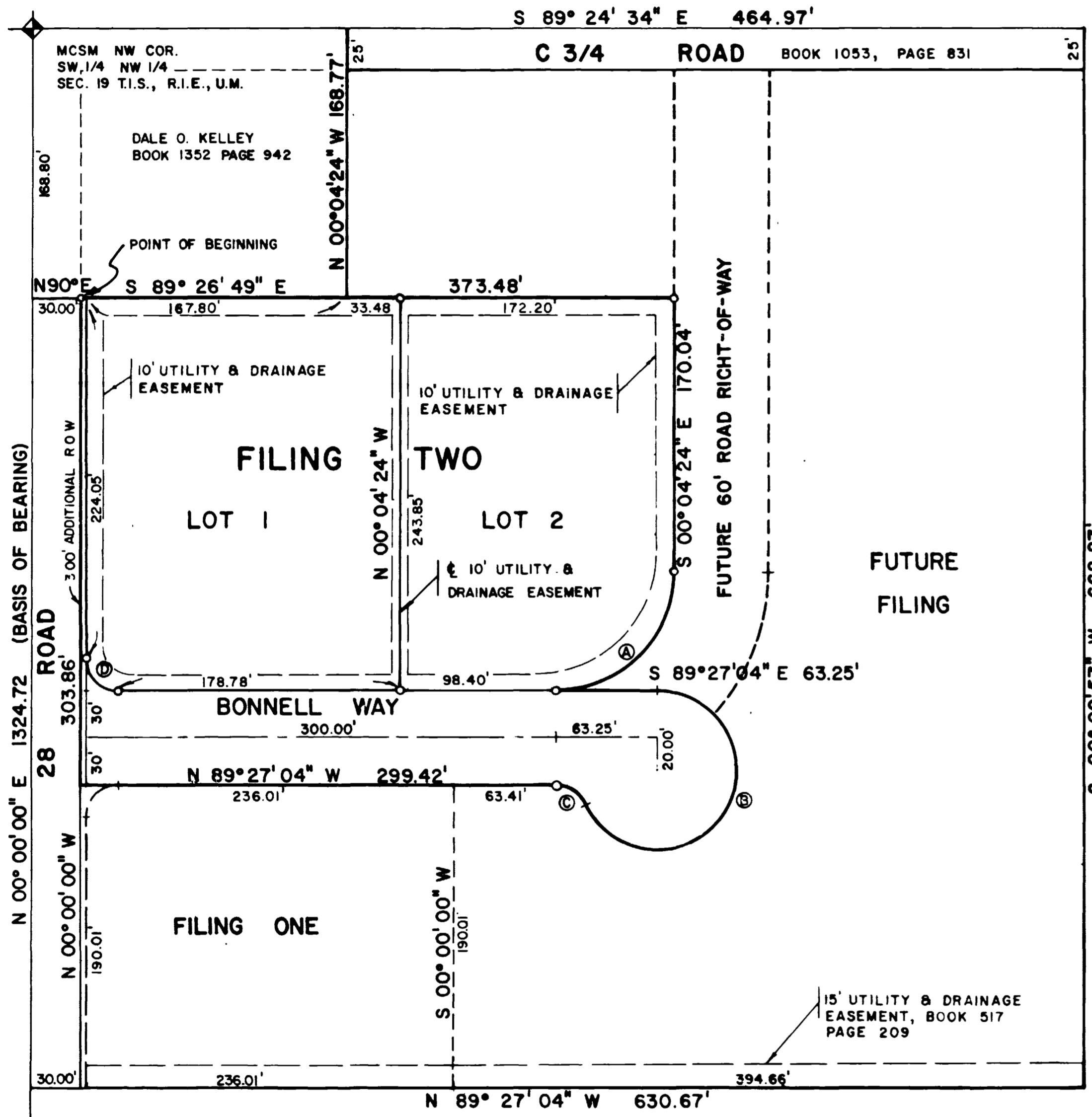


BONNELL COMMERCIAL PARK FILING TWO



CURVE DATA TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRNG.
A	90° 37' 20"	73.00'	115.46'	73.80'	103.80'	S 45° 14' 16" W
B	244° 37' 23"	50.00'	213.47'	79.06'	84.52'	S 32° 51' 37" W
C	64° 37' 23"	20.00'	22.56'	12.65'	21.38'	N 57° 08' 22" W
D	89° 27' 04"	20.00'	31.22'	19.81'	28.15'	N 44° 43' 32" W

- LEGEND**
- ◆ Indicates Mesa County Survey Monument
 - Indicates pin w/cap L.S. no. 18480 Set in concrete

NOTICE: According to Colorado law you must commence any legal actions 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 hereon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert H. Throm and Gary Albert are the owners of a parcel of land situated in the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County Colorado, said parcel of land being more particularly described as follows:

Beginning at a point which is located 168.80 feet South and 30.00 feet East of the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 19, the West line of said Northwest quarter of Section 19 bearing North 00°00'00" East, with all bearings herein related thereto; thence South 89°26'49" East, 373.48 feet; thence South 00°04'24" East, 170.04 feet; thence Southwesterly 115.46 feet along the arc of a curve whose central angle is 90° 37' 20" whose radius is 73.00 feet and whose chord bears South 45° 14' 16" West, 103.80 feet; thence South 89° 27' 04" East, 63.25 feet; thence Southwesterly 213.47 feet along the arc of a curve whose central angle is 244° 37' 23", whose radius is 50.00 feet and whose chord bears South 32° 51' 37" West, 84.52 feet; thence Northwesterly 22.56 feet along the arc of a curve whose central angle is 64° 37' 23", whose radius is 20.00 feet, and whose chord bears North 57° 08' 22" West, 21.38 feet; thence North 89° 27' 04" West, 299.42 feet; thence North 00° 00' 00" East, 303.86 feet to the point of beginning, containing 2.69 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as BONNELL COMMERCIAL PARK FILING TWO, a planned development 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 public forever and hereby grant those portions of said real property which are labeled as utility and drainage easements on the accompanying plat to the public utility companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to, transmission lines, electric lines, gas lines and 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 used in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners, Robert H. Throm and Gary Albert have caused their names to be hereon subscribed this 7th day of June A.D., 1983.

Robert H. Throm
Robert H. Throm

Gary Albert by Robert H. Throm
Gary Albert his attorney-in-fact

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 7th day of June A.D., 1983 by Robert H. Throm and Gary Albert.

Witness my hand and official seal. My commission expires July 22, 1984.

Rebecca J. Schriener
Notary Public

917 Main St. Grand Jct., Co. 81501
Address

UTILITIES COORDINATING COMMITTEE

Approved this 15th day of July, A.D., 1983.
Utilities Coordinating Committee of the County of Mesa, Colorado.

CE Stockton
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 16th day of August A.D., 1983.
County Planning Commission of the County of Mesa, Colorado.

J. B. Young
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 20th day of August, A.D., 1983.
Board of County Commissioners of the County of Mesa, Colorado.

Majina Allen
Chairman

SURVEYORS CERTIFICATE

I, Kenneth Scott Thompson, a registered Land Surveyor in the State of Colorado, do hereby certify that during the month of May, 1983, the survey shown hereon was conducted by me or under my direction, and the plat hereof accurately represents said survey.

Kenneth Scott Thompson
Kenneth Scott Thompson, Registered Land Surveyor No. 18480

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 11:24 o'clock A.M., this 15 day of September, A.D., 1983, and is duly recorded in Plat Book 13, Page 14217 Rec. No. 1339754

Earl Sawyer
Clerk and Recorder

Bonnie Wilson
Deputy

20.00
Fees

July 14, 1983
Date

