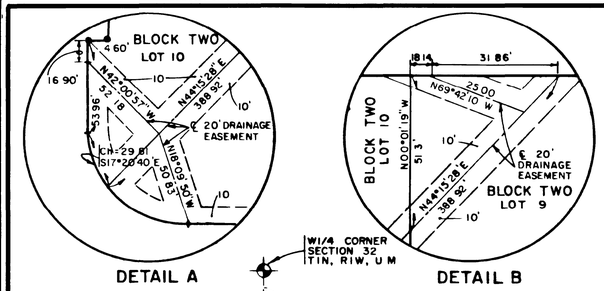
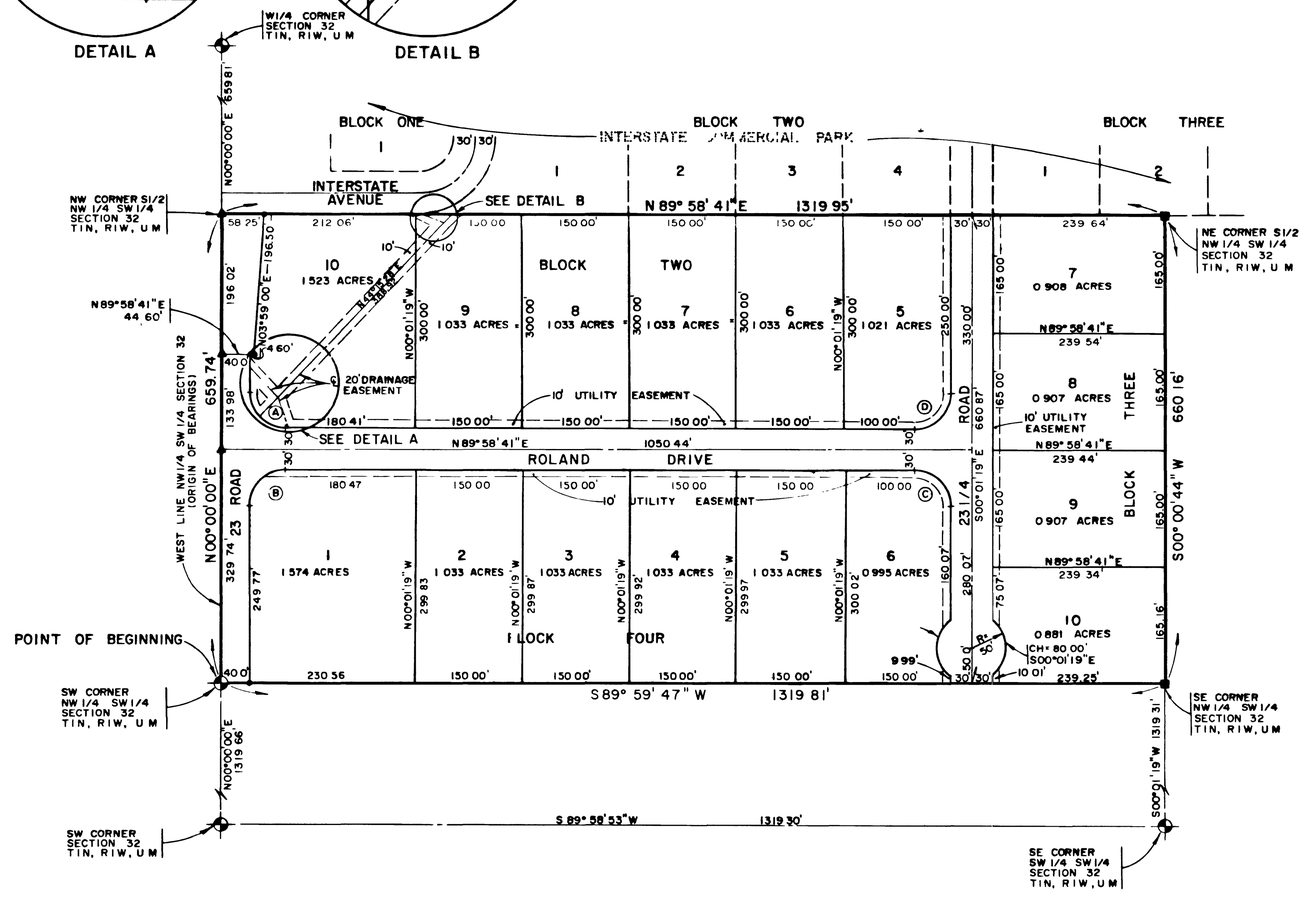
FIRST ADDITION TO
INTERSTATE COMMERCIAL PARK



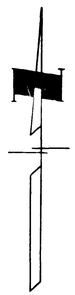
DETAIL A

DETAIL B



LEGEND

- MESA COUNTY BRASS CAP
- P K NAIL - SET
- 5/8" REBAR AND MONUMENT CAP - FOUND, (SET IN CONC BY PARAGON)
- 5/8" REBAR AND MONUMENT CAP - SET IN CONCRETE
- 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS



SCALE 1"=100'

0 100 200 300'

NO	CURVE DELTA	RADIUS	RETURN TANGENT	DATA LENGTH	CHORD	BEARING
A	90°01'19"	50.00'	50.02'	78.56'	70.72'	N45°00'39"W
B	89°58'41"	50.00'	49.98'	78.52'	70.70'	N44°59'20"E
C	90°00'00"	50.00'	50.00'	78.54'	70.71'	S45°01'19"E
D	90°00'00"	50.00'	50.00'	78.54'	70.71'	S44°58'41"W

AREA QUANTITIES

AREA IN LOTS	16.980 Ac	or	84.91%
AREA IN ROAD ROW	3.017 Ac	or	15.09%
TOTAL AREA	19.997 Ac	or	100.00%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That The Undersigned Western States Investment, a general partnership, Jimmy D. Johnson and William P. Klussman, managing partners, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the S 1/2 NW 1/4 SW 1/4 of Section 32, T11 R1W, U.M. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

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

That the owner has caused the said real property to be laid out in lots as shown on said First Addition to Interstate Commercial Park, a subdivision of a part of Mesa County, Colorado.

That the owner does hereby dedicate and set apart all of the streets and roads shown on the accompanying plat to and for the public forever, and to the respective uses of the public thereof; and does hereby grant and convey to 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 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 these names to be hereunto subscribed this 18 day of AUGUST A.D., 1980.

Western States Investment, a General Partnership

Jimmy D. Johnson, Managing Partner — William P. Klussman, Managing Agent

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18 day of AUGUST A.D., 1980 by Jimmy D. Johnson and William P. Klussman, Managing Agents for Western States Investment, a General Partnership

My commission expires: Aug 25 1985. Witness my hand and official seal. Thomas K. Logue

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 11:12 o'clock A.M. this 10 September A.D., 1980, and is duly recorded in Plat Book No. 12, Page 419. #1268526

Earl Sawyer — Clerk and Recorder — Deputy

Fees: $ 10.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 26 day of August A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Melvin Allen — Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 20th day of August A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

D.C. Kinney — Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat 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.

James T. Patty Jr. 9/2/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

JAMES T PATTY JR REGISTERED LAND SURVEYOR 9960 STATE OF COLORADO

Utilities Coordinating Committee

By Thomas C. Coulson — Chairman

Date: 8 September 1981

FIRST ADDITION TO
INTERSTATE COMMERCIAL PARK

PARAGON ENGINEERING, INC.

732 - 001

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Return to grantee when recorded