

# GLENN'S COMMERCIAL SUBDIVISION

A SUBDIVISION IN A PART OF THE NE 1/4 NW 1/4 NW 1/4 SECTION 11, T1S, R1E, U.M.  
MESA COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Thunder Mountain Properties, Ltd., a Colorado Limited Partnership is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NE 1/4 NW 1/4 NW 1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NE Corner of the NW 1/4 NW 1/4 of Section 11, Township 1 South, Range 1 East of the Ute Meridian, and considering the north line of the NW 1/4 NW 1/4 of said Section 11 to bear N 89°48'00" W with all other bearings contained herein relative thereto;

Thence S 00°00'00" W 71.00 feet to a point on the westerly right-of-way of I-70 Business Loop (formerly U.S. Highway 6 & 24);

Thence S 29°36'00" W along said westerly right-of-way 438.30 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said westerly right-of-way by the following two (2) courses and distances;

- (1) S 29°36'00" W 198.70 feet
- (2) S 43°15'00" W 46.63 feet to a point on the south line of the NW 1/4 NW 1/4 of said Section 11;

Thence N 89°48'18" W along said south line 315.96 feet to the SW Corner of the NE 1/4 NW 1/4 of said Section 11;

Thence N 00°01'54" E 229.06 feet to the SW Corner of Lot 2 of West Clifton Business Park as filed in the office of the Mesa County Clerk and Recorder;

Thence along the southerly boundary of said West Clifton Business Park by the following three (3) courses and distances;

- (1) S 89°48'00" E 128.07 feet
- (2) S 66°13'23" E 54.62 feet
- (3) S 89°48'00" E 267.88 feet to the TRUE POINT OF BEGINNING, containing 1.913 acres.

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

That said owner does 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 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 hereunto subscribed this 14 day of July A.D., 1986.

Thunder Mountain Properties, Ltd., a Colorado Limited Partnership

*Bonnie G. Glenn*  
Bonnie G. Glenn, General Partner

*Christina Carrell*  
Christina Carrell, Executrix of Sharon Carrell Estate

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this 14 day of July A.D., 1986 by Bonnie G. Glenn, General Partner and Christina Carrell, Executrix of Sharon Carrell Estate of Thunder Mountain Properties, Ltd., a Colorado Limited Partnership.

My commission expires: April 30, 1989  
Witness my hand and official seal.

*James J. Nelson*  
Notary Public  
Address  
2944 Plymouth Dr  
Grand Junction, Co 81503

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS

I hereby certify that this instrument was filed in my office at 2:57 o'clock P.M., this 31 day of July A.D., 1986, and is duly recorded in Plat Book No. 130, Page 328.

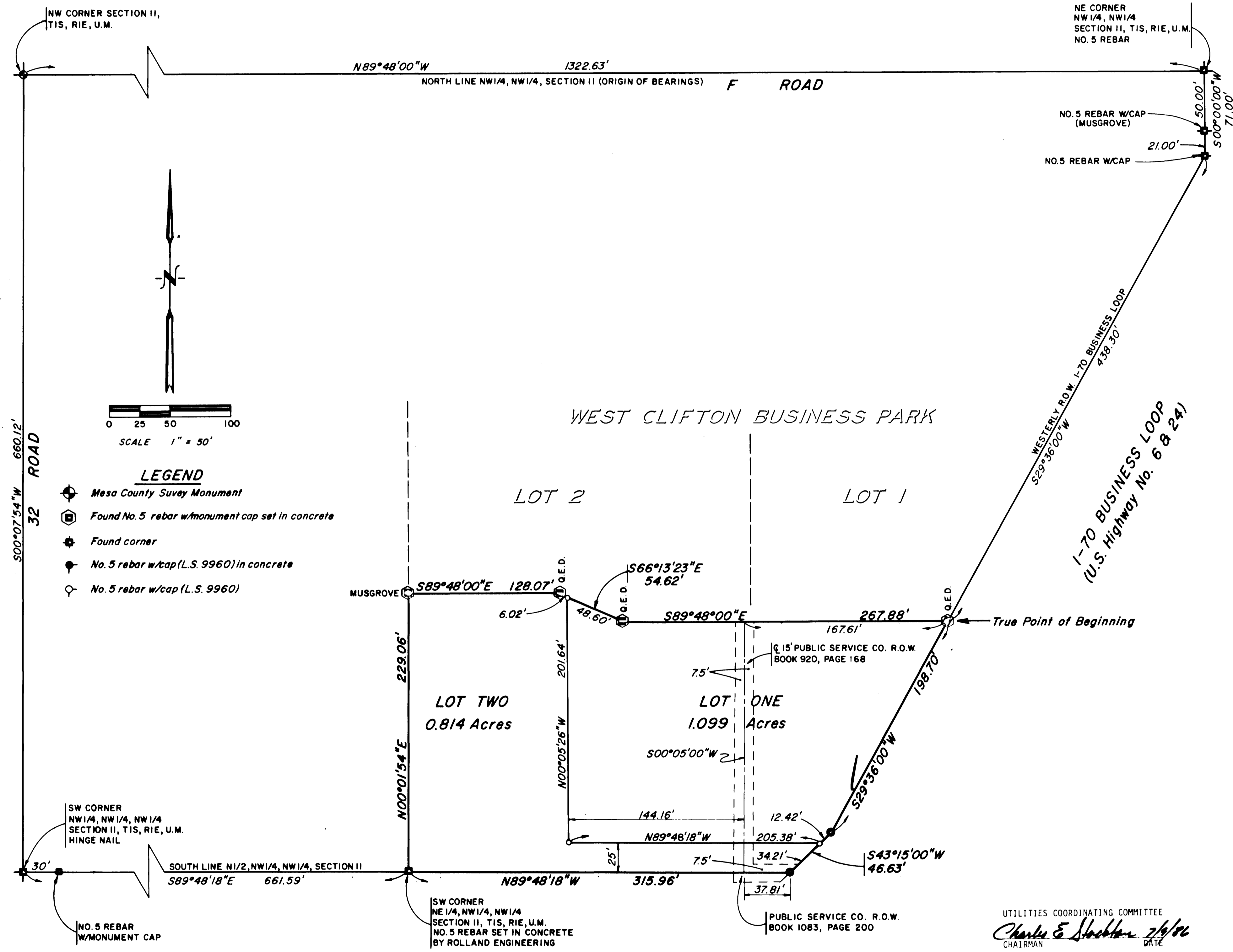
*Earl Sawyer*  
Clerk and Recorder  
Fees \$ 10.00  
Deputy

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 22 day of July A.D., 1986.  
Board of County Commissioners of the County of Mesa, Colorado.

*Richard Paul*  
Chairman

UTILITIES COORDINATING COMMITTEE  
*Charles E. Shook* 7/6/86  
CHAIRMAN DATE



Area Quantities

Total No. of Lots = 2  
Total Acres = 1.913

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Glenn's Commercial Subdivision, 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.*  
James T. Patty Jr.  
Date 7/11/86

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 17 day of July A.D., 1986.  
County Planning Commission of the County of Mesa, Colorado.

*Robert J. Miller*  
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

	NO. DATE REVISION BY		
<b>GLENN'S COMMERCIAL SUBDIVISION</b>			
<b>SECTION 11, T1S, R1E, U.M. MESA COUNTY, COLORADO</b>			
DESIGNED	CHECKED	JOB NO.	SHEET