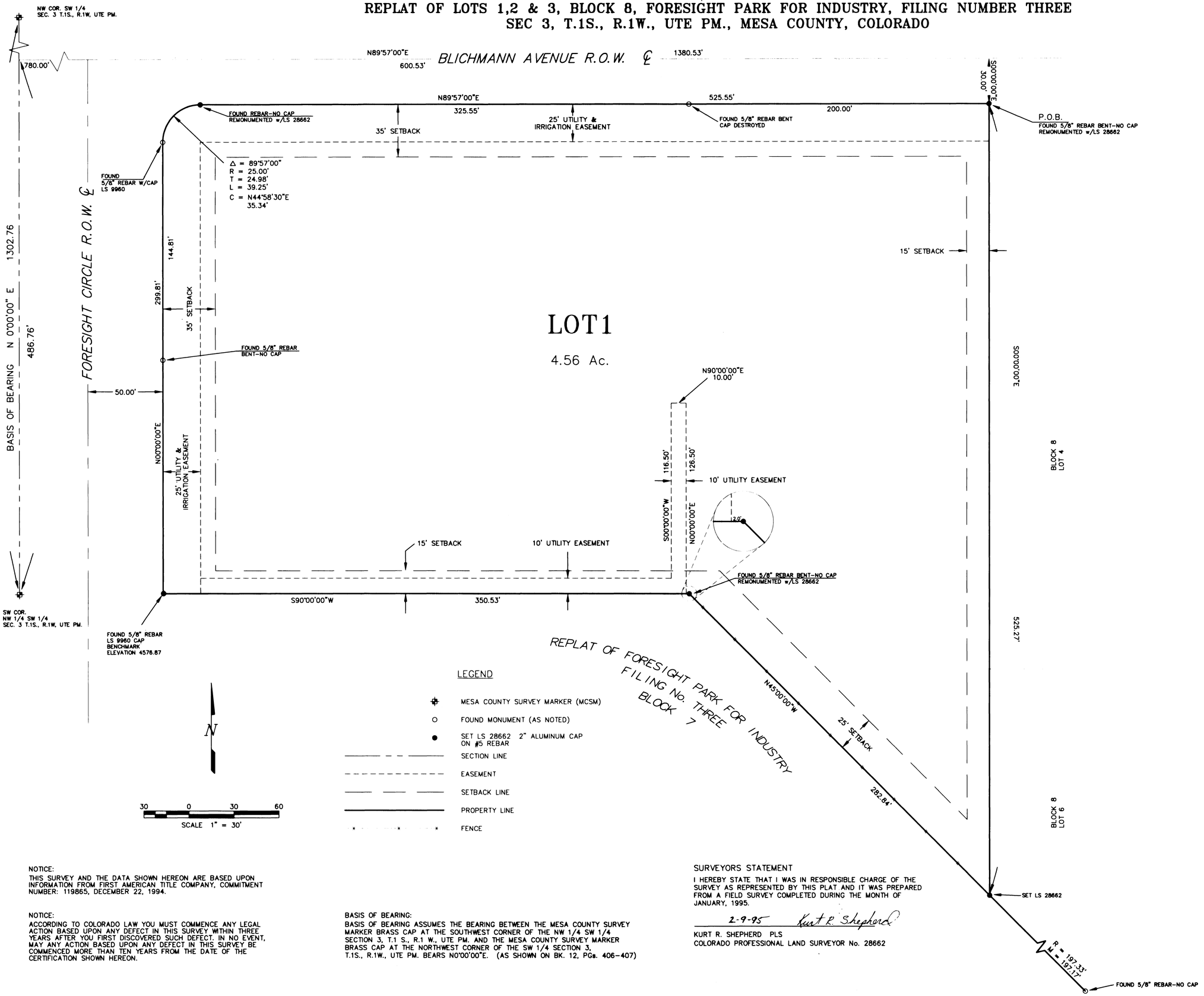
REFRIGERATION SITE SUBDIVISION

REPLAT OF LOTS 1,2 & 3, BLOCK 8, FORESIGHT PARK FOR INDUSTRY, FILING NUMBER THREE
SEC 3, T.1S., R.1W., UTE PM., MESA COUNTY, COLORADO



LEGEND

- MESA COUNTY SURVEY MARKER (MCSM)
- FOUND MONUMENT (AS NOTED)
- SET LS 28662 2" ALUMINUM CAP ON #5 REBAR
- SECTION LINE
- EASEMENT
- SETBACK LINE
- PROPERTY LINE
- FENCE

OWNERS STATEMENT AND DEDICATION

Know all men by these presents that the undersigned Dennis Kirtland, President of Colorado West Improvements, Inc., a Colorado Non-Profit Corporation being the owner of that real property located in the Southwest 1/4 Section 3, Township 1 South, Range 1 West, Ute P.M. Book 1140, Pages 421-423, all located in the County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner Northwest 1/4 Southwest 1/4 Section 3, Township 1 South, Range 1 West, Ute P.M. whence the Northwest corner Southwest 1/4 Section 3, Township 1 South, Range 1 West, Ute P.M. bears North 00°00'00" East; thence North 00°00'00" East 486.76 feet; thence North 89°57'00" East 1380.53 feet; thence South 00°00'00" East 30.00 feet to the Southerly Right of way line of Blichmann Avenue, being the POINT OF BEGINNING:

thence South 00°00'00" East 525.27 feet;
thence North 45°00'00" West 282.84 feet;
thence South 90°00'00" West 350.53 feet to the easterly right-of-way line of Foresight Circle;
thence North 00°00'00" East 299.81 feet along said easterly right-of-way line;
thence through a curve to the right having a delta of 89°57'00", radius 25.00 feet, arc length of 39.25 feet, a chord bearing of North 44°58'30" East 35.34 feet;
thence North 89°57'00" East 525.55 feet along the southerly right-of-way line of Blichmann Avenue to the Point of Beginning:

Containing 4.56 acres more or less.

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

All utility and irrigation easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appertenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees, and grade structures.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors and assigns, together with the right to trim or remove interfering trees and brush, and in drainage and detention-retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots and tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress or egress to and from the easements.

IN WITNESS WHEREOF Dennis Kirtland, President of Colorado West Improvements, Inc., a Colorado Non-Profit Corporation, has caused his name to be hereunto subscribed this _____ day of _____ A.D., 1995

COLORADO WEST IMPROVEMENTS, INC.
A Colorado Non-Profit Corporation

by _____
Dennis Kirtland, President

ATTEST:
_____
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1995, by Dennis Kirtland, President of Colorado West Improvements, Inc., a Colorado Non-Profit Corporation.

My commission expires _____
My address is _____

Witness my hand and official seal.

_____
Notary Public

NOTARY PUBLIC
LOUISE DOYAL
STATE OF COLORADO

APPROVALS:

This Replat of Lots 1,2 & 3, Block 8, Foresight Park for Industry, Filing Number Three, of the City of Grand Junction, County of Mesa, State of Colorado, is approved this ____ day of _____, A.D., 1995.

_____
MARK ACHEN City Manager

_____
RT MANTLO President of the Grand Junction City Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. This _____ day of _____ A.D., 1995, and is duly recorded in plat file _____

_____ Fees Paid _____

_____ Clerk and Recorder _____ Deputy

NOTICE:
THIS SURVEY AND THE DATA SHOWN HEREON ARE BASED UPON INFORMATION FROM FIRST AMERICAN TITLE COMPANY, COMMITMENT NUMBER: 119865, DECEMBER 22, 1994.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

BASIS OF BEARING:
BASIS OF BEARING ASSUMES THE BEARING BETWEEN THE MESA COUNTY SURVEY MARKER BRASS CAP AT THE SOUTHWEST CORNER OF THE NW 1/4 SW 1/4 SECTION 3, T.1 S., R.1 W., UTE PM. AND THE MESA COUNTY SURVEY MARKER BRASS CAP AT THE NORTHWEST CORNER OF THE SW 1/4 SECTION 3, T.1S., R.1W., UTE PM. BEARS N0°00'00"E. (AS SHOWN ON BK. 12, PGs. 406-407)

SURVEYORS STATEMENT
I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY AS REPRESENTED BY THIS PLAT AND IT WAS PREPARED FROM A FIELD SURVEY COMPLETED DURING THE MONTH OF JANUARY, 1995.

2-9-95 Kurt R. Shepherd
KURT R. SHEPHERD PLS
COLORADO PROFESSIONAL LAND SURVEYOR No. 28662

COLORADO WEST IMPROVEMENTS, INC.

REFRIGERATION SITE SUBDIVISION
REPLAT OF LOTS 1,2, & 3, BLOCK 8
FORESIGHT PARK FOR INDUSTRY
FILING NUMBER THREE
SEC 3, T.1S., R.1W., UTE PM
MESA COUNTY, COLORADO

KLH ENGINEERING GROUP
2516 FORESIGHT CIRCLE, SUITE 9 PHONE (303) 242-1835
GRAND JUNCTION, COLORADO 81505 FAX (303) 245-7079

DATE: 1-10-95		SCALE 1" = 30'
DRAWN: SPS	CHK: KS	PROJECT NO. 94035-01.DWG
REVISED:		SHEET 1 of 1

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