



**AREA QUANTITIES**

Area in Road R.O.W.	0.996 ac.
Area in Lots	8.912 ac.
<b>Total</b>	<b>9.908 ac.</b>

# HIGH COUNTRY BUSINESS PARK

**NOTE:**  
The DESIGNATED USE AREA is to be reviewed by the Building Dept. and Flood Plain Administrator prior to issuance of a building permit and specific siting plan.

Fill material placed in the 100yr Flood Plain is to meet or exceed the 100 yr. Flood Plain Elevation as required by Mesa County Regulations.

Provide plantings to protect river bank from moderate erosion.

Aesthetic berming and landscaping along river.

Limited bike and hiking trails, if required by Mesa County will be located within 10 feet of the river bank and maintained by Mesa County.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Jacobson and Jacobson Inc., a Colorado Corp., Jay Kee Jacobson, President and James L. Bossett, Secretary, are the owners of that real property situated in the County of Mesa, State of Colorado and being situated in the N.E. 1/4 N.W. 1/4 Section 15 and Lot 1 Section 15, all in Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado said parcel being more particularly described as follows:

Commencing at the S.E. Corner, N.E. 1/4 N.E. 1/4 of said Section 15 and considering the East line NE 1/4 NE 1/4 of said Section 15 to bear N 60°04'54"W with all bearings contained herein relative thereto; Thence S 89°56'10" W along the South line N 1/4 of said Section 15 a distance of 3963.90 feet to the SW Corner N.E. 1/4 N.W. 1/4 of said Section 15 and the TRUE POINT OF BEGINNING of said parcel; Thence N 89°56'10" E along said South line N 1/4 of Section a distance of 693.00 feet;

Thence N 40°50'31" W, 646.00 feet;

Thence S 84°25'29" W 1051.89 feet to the Northeastly bank of the Colorado River;

Thence along said Colorado River bank by the following four (4) courses and distances:

- 1) S 72°58'53" E 166.89 feet;
- 2) S 51°01'13" E 303.64 feet;
- 3) S 53°30'26" E 229.15 feet;
- 4) S 80°55'52" E 76.01 feet to a point on the South line N 1/4 of said Section 15;

Thence N 89°56'10" E, along said South line N 1/4 of said Section 15 a distance of 120.93 feet to the TRUE POINT OF BEGINNING, containing 9.908 acres.

That said owners have caused the said real property to be laid out and surveyed as High Country Business Park a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads shown on the accompanying plat to the use of the public forever, and do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility drainage and irrigation 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, sewer and water mains; together with the right to trim interfering trees and brush; with the perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners Jacobson and Jacobson Inc., a Colorado corporation, Jay Kee Jacobson, President, and James L. Bossett, Secretary, have caused their names to be hereunto subscribed this 27 day of Aug, A.D., 1984.

*Jay Kee Jacobson*  
Jay Kee Jacobson  
President  
Jacobson and Jacobson Inc.

*James L. Bossett*  
James L. Bossett  
Secretary  
Jacobson and Jacobson Inc.

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 27 day of Aug, A.D., 1984 by Jay Kee Jacobson, President, and James L. Bossett, Secretary, of Jacobson and Jacobson Inc.  
My commission Expires: Aug 29, 1984  
Witness My Hand and Official Seal

*Thomas A. Long*  
Thomas A. Long  
Notary Public  
Address: 2784 Crossroad Blvd  
Grand Jct. Co.

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 3:09 o'clock P.M. this 27 day of August, A.D., 1984 and is duly recorded in Plat Book No. 73, Page 2718, Filed 7-81  
Fees \$ 10

*E. Cochran*  
Clerk and Recorder

*Mary K. Schaefer*  
Deputy

**SURVEYORS CERTIFICATE**

I, J. Leroy Waugh, do hereby certify that the accompanying plat of High Country Business 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.

*J. Leroy Waugh*  
J. Leroy Waugh  
Colorado Registered Land Surveyor  
L.S. No. 6700

**UTILITIES COORDINATING COMMITTEE**

Approved this 8<sup>th</sup> day of Aug, 1984.

*CE Stockton*  
Chairman

**COUNTY PLANNING COMMISSION CERTIFICATE**

Approved this 24<sup>th</sup> day of August, A.D., 1984  
County Planning Commission of the County of Mesa, Colorado.

*Kathy Manning*  
Chairman

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

Approved this 24<sup>th</sup> day of August, A.D., 1984  
Board of County Commissioners of the County of Mesa, Colorado.

*Gene Bond*  
Chairman

**HIGH COUNTRY BUSINESS PARK**  
LOCATED IN PART OF:  
N.E. 1/4 N.E. 1/4 and LOT ONE  
Section 15, T.1S., R.1W., U.M.

**ROBERT P. GERLOFS**  
Consulting Engineer

2784 Crossroad Blvd, Suite 208  
Grand Junction, CO 81501  
Phone (303) 243-8966  
Aug, 1984