

T.W.C. MINOR SUBDIVISION

A PART OF THE NE1/4 OF THE NE1/4 SECTION 9 T1S R1W UTE MERIDIAN
AND A REPLAT OF LOT 11 BLOCK 1 INDUSTRIAL ACRES SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Tidewater Compression, Inc. is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, being part of the NE1/4NE1/4 Section 9 T1S, R1W Ute Meridian and Lot 11 Block One Industrial Acres Subdivision which is described in Book 1411 Page 760 and Book 1411 Page 766 of the Mesa County Records as shown on the accompanying plat, said property being more particularly described by survey as:

Commencing at the NE Corner of Section 9, T1S, R1W Ute Meridian; thence S00°09'00"E 397.90 feet along the East line of the NE1/4NE1/4 of said Section 9; thence S89°57'51"W 306.89 feet along the South right-of-way line of Commerce Boulevard to the Point of Beginning; thence S00°00'00"W 270.00 feet along the West line of the tract now or formerly owned by Wells Enterprises to the North line of Industrial Acres Subdivision; thence S89°57'51"W 138.78 feet along said North line to the NW Corner of Lot 12, Block One of Industrial Acres Subdivision; thence S00°00'59"W 299.24 feet along the West line of said Lot 12 to the North right-of-way line of Industrial Boulevard; thence S89°57'35"W 138.79 feet along said North right-of-way line to the SE Corner of Lot 10, Block One of Industrial Acres Subdivision; thence N00°00'53"E 299.25 feet to the NE Corner of said Lot 10; thence S89°57'51"W 138.80 feet along the North line of said Lot 10 to the SE Corner of Benson Commercial Subdivision; thence N00°00'00"W 270.00 feet along the East line of said Benson Commercial Subdivision to the South right-of-way line of said Commerce Boulevard; thence N89°57'51"E 416.38 feet along said South right-of-way line to the Point of Beginning. This tract contains 3.53 Acres more or less.

That said owner has caused the said real property to be laid out and surveyed as T.W.C. Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the City of Grand Junction those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

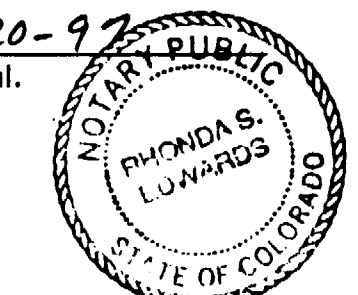
IN WITNESS WHEREOF said agent for Tidewater Compression Inc. has caused his name to be hereunto subscribed this 20th day of July A.D., 1994.

John A. Pella
Agent for Tidewater Compression Inc.

(STATE OF COLORADO)
(COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20th day of July A.D., 1994, by an Agent for Tidewater Compression Inc.

My Commission expires 9-20-97
Witness by hand and official Seal.



Rhonda S. Lunn-Adams
Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plat of T.W.C. Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 21st day of July A.D., 1994.

David A. Valley
City Manager

By *R. J. Mantle*
President of Council

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO)
(COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this _____ day of _____ A.D., 1994, and is duly recorded in plat Book No. _____ Page _____, Reception No. _____.

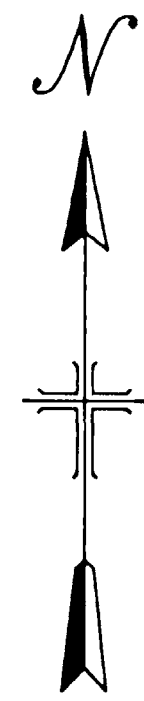
Fee \$ _____ Deputy _____ Clerk and Recorder

SURVEYOR'S CERTIFICATE

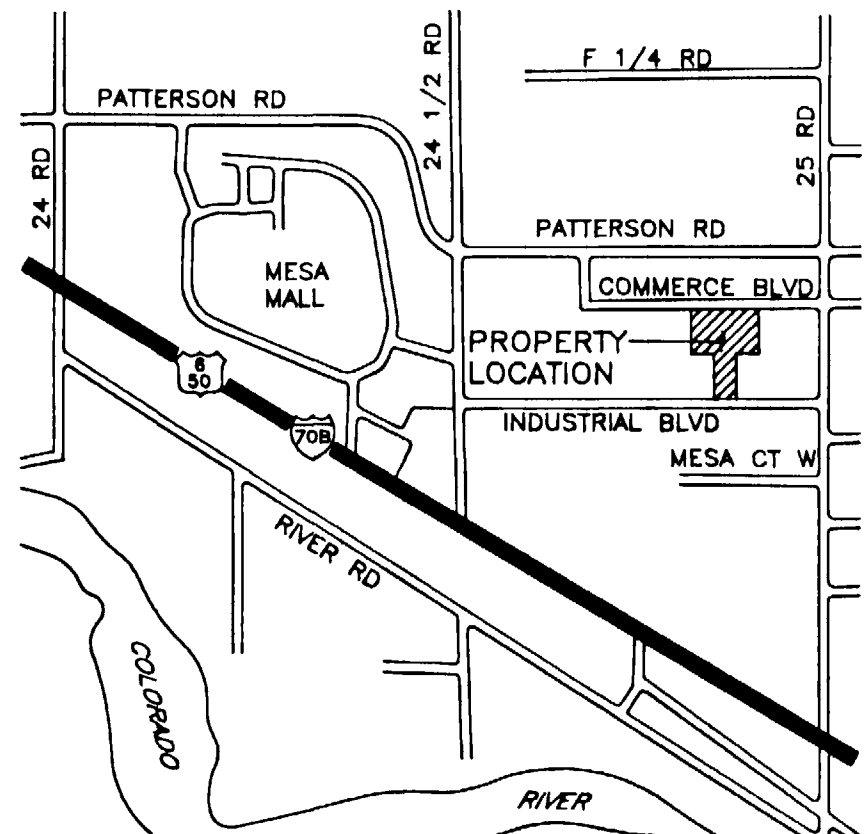
I, Richard A. Mason, do hereby certify that the accompanying plat of T.W.C. Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been Prepared under my direction and accurately represents a field survey of same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Richard A. Mason
Colorado State Surveyor No. 1269
Date 1-11-94

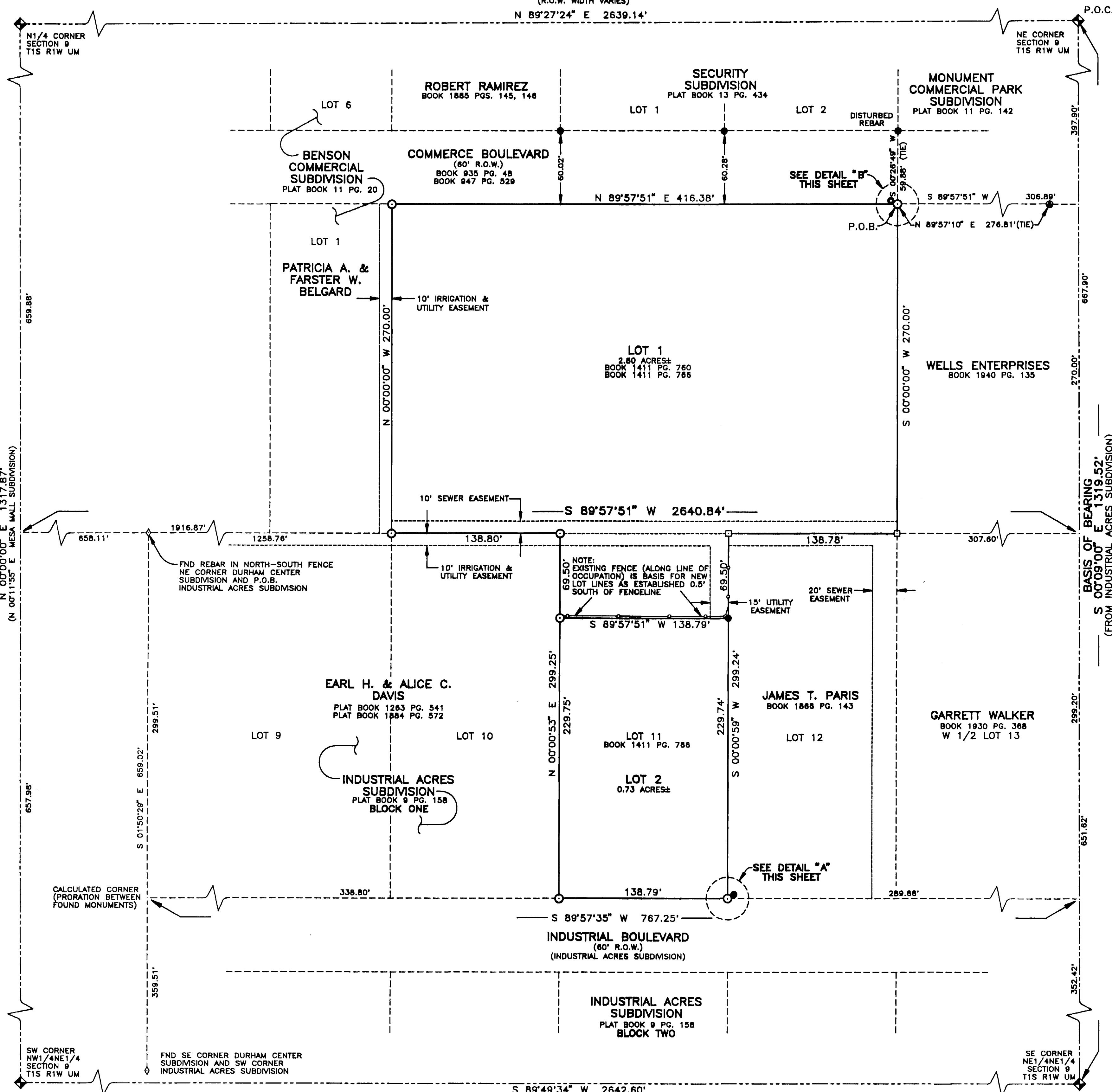
AREA SUMMARY	
LOT 1	2.80 ACRES
LOT 2	0.73 ACRE
TOTAL	3.53 ACRES



SCALE IN FEET
SCALE: 1" = 50'

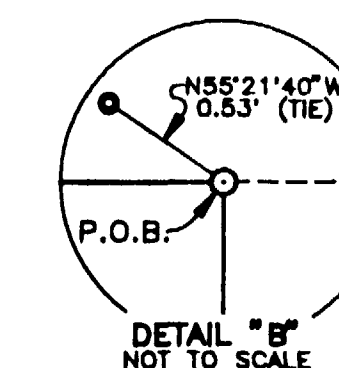
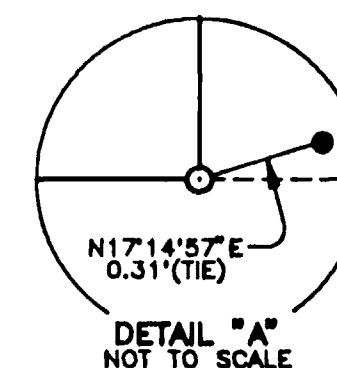


VICINITY MAP
NOT TO SCALE



NOTES:

- MONUMENTS FOUND WITHIN 0.2' OF CALCULATED POSITIONS WERE ACCEPTED AS "GOOD POSITIONAL TOLERANCE" AND CONCRETE COLLARS WERE PLACED AROUND MONUMENTS.
- TITLE INFORMATION FROM WESTERN COLORADO TITLE, FILE NO. 6806970, EFFECTIVE DATE NOV. 8, 1979, ABSTRACT AND TITLE COMPANY OF MESA COUNTY, INC., POLICY NUMBER 894707, EFFECTIVE DATE OF FEB. 9, 1994, AND FROM THE MESA COUNTY RECORDS.
- BASIS OF BEARING IS FROM INDUSTRIAL ACRES SUBDIVISION WHICH GIVES A BEARING OF S00°09'00"E ON AND WITH THE EAST LINE OF THE NE1/4NE1/4 OF SECTION 9, T1S, R1W OF THE UTE MERIDIAN.
- MONUMENTS SET IN THAT PART OF THE PROPERTY LYING IN INDUSTRIAL ACRES WERE ESTABLISHED BY PROPORTIONATE METHOD.
- ORIGINAL INDUSTRIAL ACRES DOES NOT CLOSE MATHEMATICALLY BY 2.6 FEET ALONG THE SOUTH LINE OF BLOCK TWO.



LEGEND:

- ◆ - MESA COUNTY SURVEY MONUMENT (BRASS CAP)
- - SET #5 REBAR & AL. CAP IN CONC. (L.S. 18469)
- - FOUND #5 REBAR & PL. CAP (L.S. 9960)
- - FOUND #5 REBAR (NO CAP)
- - FOUND #5 REBAR LUKE (L.S. 14115)
- - FOUND #4 REBAR (NO CAP)
- ◆ - FOUND #5 REBAR & CORRODED AL. CAP
- CALCULATED POSITION
- EXISTING FENCE LINE

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
ENGINEERS, INC. 2100 Hwy 9 & 9th Street, Grand Junction, CO 81502-0001

PLAT FOR
T.W.C. MINOR SUBDIVISION
A PART OF THE NE1/4 OF THE NE1/4
OF SECTION 9, T1S, R1W, U.M.
CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED R.A.M.	DRAWN G.B.G.	CHECKED M.L.L.
DATE 1-11-94	WEI DWD. I.D.	3599-1216-1