

BLUE HERON INDUSTRIAL PARK FILING NO. TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Blue Heron Investors, a General Partnership, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the W 1/4 Corner of said Section 9; Thence N 00° 08' 51" W along the west line of the NW 1/4 of said Section 9 a distance of 310.18 feet to the TRUE POINT OF BEGINNING; Thence continuing N 00° 08' 51" W along said west line of the NW 1/4 of Section 9 a distance of 1003.21 feet to the SW Corner of the NW 1/4 NW 1/4 of said Section 9; Thence N 89° 55' 03" E 30.00 feet; Thence N 00° 08' 51" W 746.92 feet to the southwesterly right of way of River Road; Thence S 56° 34' 00" E along said southwesterly right of way of River Road a distance of 1352.71 feet; Thence S 89° 55' 03" W 356.77 feet; Thence S 00° 02' 41" E 620.91 feet; Thence along the arc of a curve to the left whose radius is 326.62 feet and whose long chord bears S 22° 54' 10" E 253.75 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears S 53° 05' 07" W 100.00 feet; Thence S 89° 57' 19" W 67.11 feet; Thence N 81° 45' 00" W 505.88 feet; Thence N 26° 06' 01" E 74.76 feet; Thence N 63° 53' 59" W 132.00 feet; Thence S 26° 06' 01" W 330.00 feet; Thence N 63° 53' 59" W 20.37 feet to the TRUE POINT OF BEGINNING, containing 25.671 acres.

That said owner has caused the said real property to be laid out and surveyed as Blue Heron Industrial Park, Filing No. Two, a subdivision of a part of Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and 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 12th day of October A.D., 1980.

Blue Heron Investors: A General Partnership

Frank J. Prinster
Frank J. Prinster
Joseph C. Prinster
Joseph C. Prinster
Leo T. Prinster
Leo T. Prinster
Gregory K. Hoskin
Gregory K. Hoskin

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 12th day of October A.D., 1980, by Blue Heron Investors: A General Partnership composed of Frank J. Prinster, Joseph C. Prinster, Leo T. Prinster and Gregory K. Hoskin.

My commission expires: May 17, 1984
Witness my hand and official seal.

Herbert S. Anderson
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

1250613

I hereby certify that this instrument was filed in my office at 3:35 o'clock P.M. this 12 day of March A.D., 1980 and is duly recorded in Plat Book No. 12, Page 359.

Earl Sawyer
Clerk and Recorder
By Royal M. Huskey
Deputy
Fees \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13 day of Oct. A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

Lloyd Somerville
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 14 day of Oct A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Pete Adams
Chairman

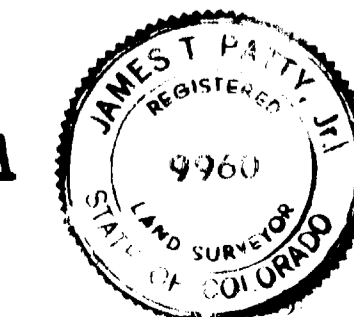
SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Blue Heron Industrial Park Filing No. Two, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

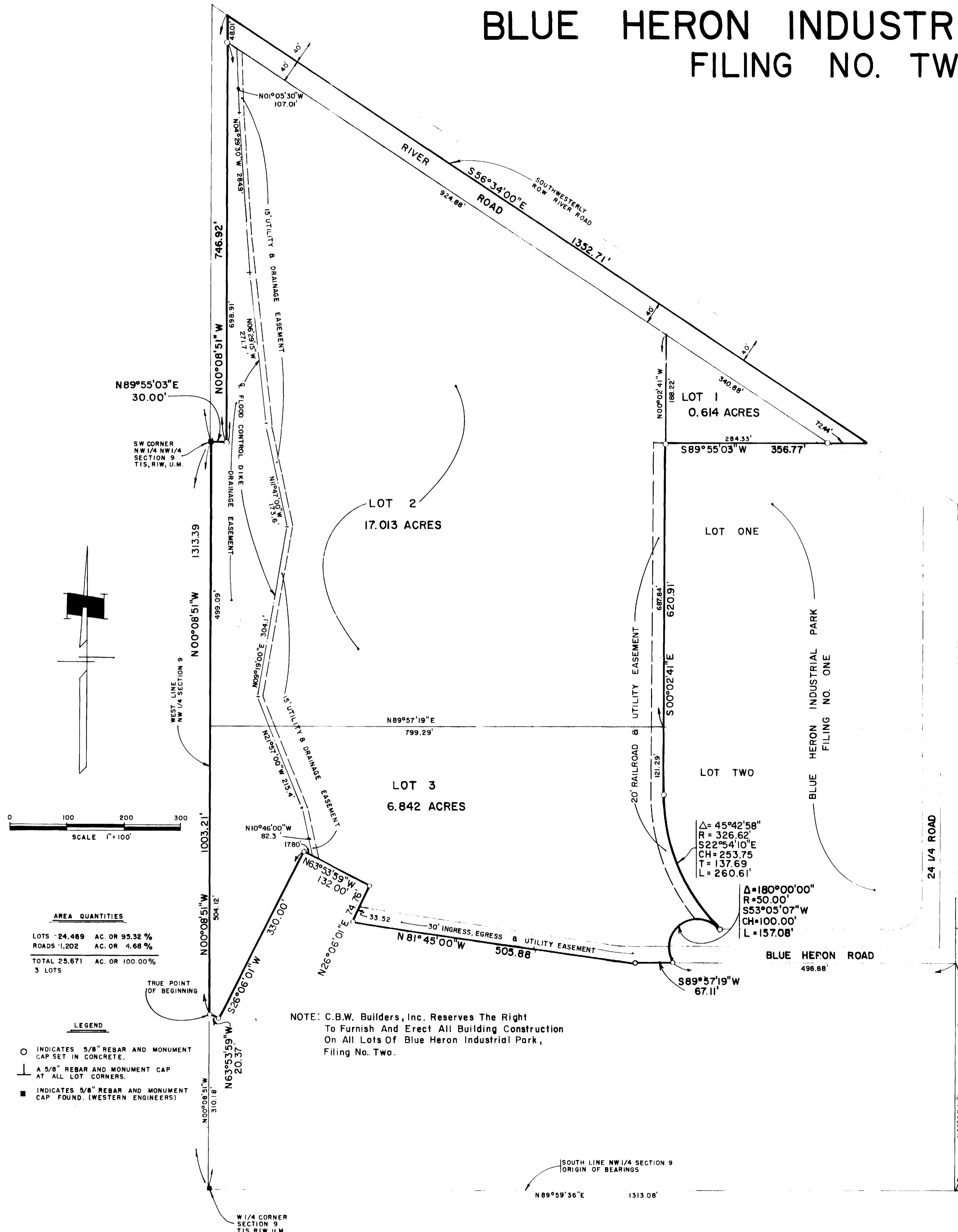
James T. Patty Jr.
James T. Patty Jr., Colorado C.S. Registration No. 9960

Utilities Coordinating Committee

Thomas D. Reddy
Chairman
Date 24 Feb 1981



BLUE HERON INDUSTRIAL PARK
FILING NO. TWO



AREA QUANTITIES

LOTS - 24.469	AC. OR 95.32 %
ROADS - 1.202	AC. OR 4.68 %
TOTAL 25.671	AC. OR 100.00 %

3 LOTS

- LEGEND**
- INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE.
 - ⊥ A 5/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS.
 - INDICATES 5/8" REBAR AND MONUMENT CAP FOUND. (WESTERN ENGINEERS)

NOTE: C.B.W. Builders, Inc. Reserves The Right To Furnish And Erect All Building Construction On All Lots Of Blue Heron Industrial Park, Filing No. Two.

$\Delta = 45^{\circ}42'58''$
 $R = 326.62'$
 $S22^{\circ}54'10''E$
 $CH = 253.75'$
 $T = 137.69'$
 $L = 260.61'$

$\Delta = 180^{\circ}00'00''$
 $R = 50.00'$
 $S53^{\circ}05'07''W$
 $CH = 100.00'$
 $L = 157.08'$