

# APPLETON WEST PLANNED COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the Northwest Quarter of Section 32, T1N, R1W, Ute P.M., in Mesa County, Colorado, and being more specifically described as follows:

Commencing at the Northwest corner of the SW1/4 NW1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian and considering the West line of the NW1/4 of said Section 32 to bear South 00°00'00" West with all other bearings contained relative thereto, thence South 00°00'00" West 265.04 feet, thence North 89°56' East 36.06 feet, thence South 04°49' East 54.50 feet to the True Point and Place of Beginning; thence North 89°57'42" East 1279.37 feet to the East line of the SW1/4 NW1/4 of said Section 32, Township 1 North, Range 1 West of the Ute P.M., thence along the East line of the SW1/4 NW1/4 of said Section 32, South 00°00'52" East 733.42 feet to a point on the North right-of-way line of Highway I-70, as described in Book 863 at Page 240 of the Mesa County Records; thence along said right-of-way the following four courses and distances: North 89°40'00" West 935.95 feet; thence North 56°38'30" West 236.91 feet; thence North 63°06'00" West 111.80 feet; thence North 04°49'00" West 548.20 feet to the True Point and Place of Beginning containing 20.297 acres, more or less.

That said owners do hereby dedicate 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 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 the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said officers and owners of Appleton West Planned Commercial Park have caused their names to be hereunto subscribed this 6<sup>th</sup> 7<sup>th</sup> day of April A.D., 1981.

By: Glenn T. Kimbrough - President  
 Title GLENN T. KIMBROUGH PRESIDENT, CLK ENTERPRISES

Joy Manufacturing Company  
 By: Earl A. Bradley U.P. & Gen Mgr.  
 Title EARL A. BRADLEY U.P. & GEN. MGR. JOY MANUFACTURING CO.

STATE OF COLORADO }  
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April A.D., 1981 by  
GLENN T. KIMBROUGH

witness my hand and official seal. My commission expires November 28, 1984.  
Shirley L. Yensen  
 Notary Public

STATE OF COLORADO  
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April A.D., 1981 by  
EARL A. BRADLEY

witness my hand and official seal. My commission expires April 9, 1983.  
Donald H. Williams  
 Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) ss E 1253174

I hereby certify that this instrument was filed in my office at 4:04 o'clock P.M. this 8 day of April A.D., 1981 and is duly recorded in Plat Book No. 12, Page 364.

Earl Sawyer  
 Clerk and Recorder Deputy Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13<sup>th</sup> day of DECEMBER A.D., 1979. County Planning Commission of the County of Mesa, Colorado.

Charles H. Reiss  
 Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 9<sup>th</sup> day of JANUARY A.D., 1980. Board of County Commissioners of the County of Mesa, Colorado.

Mafine Allera  
 Chairman

SURVEYORS CERTIFICATE

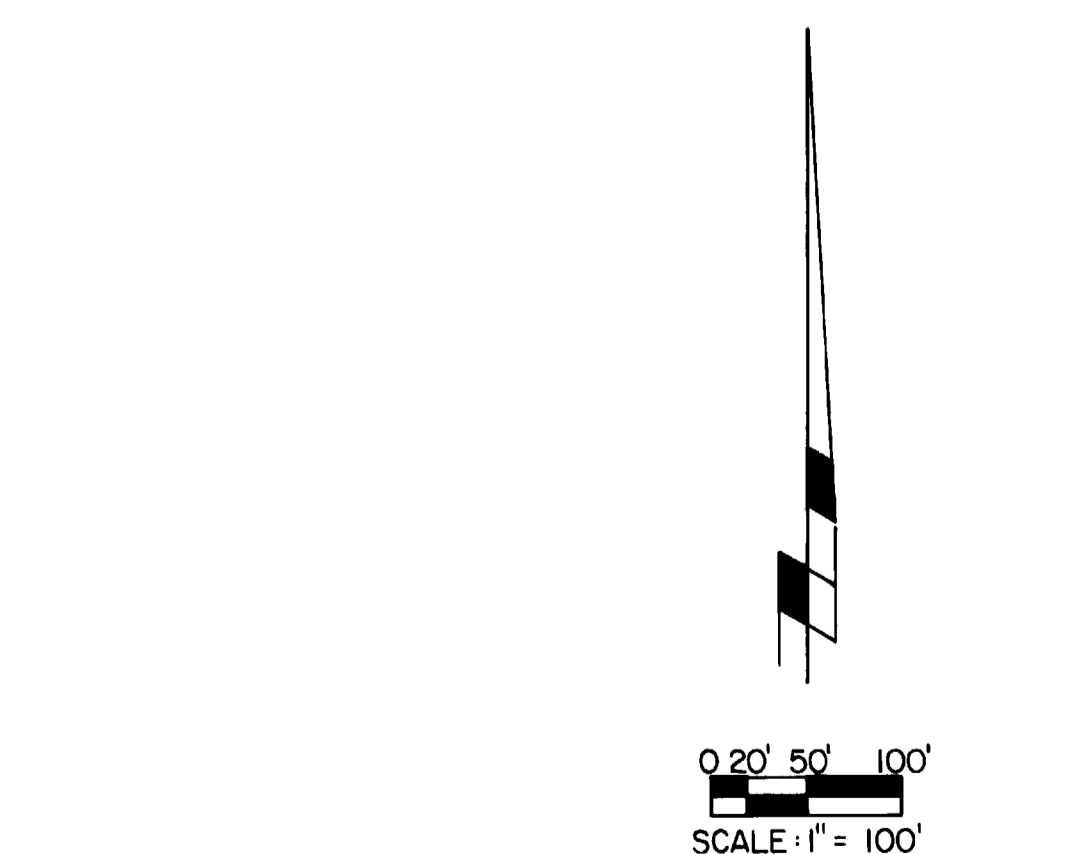
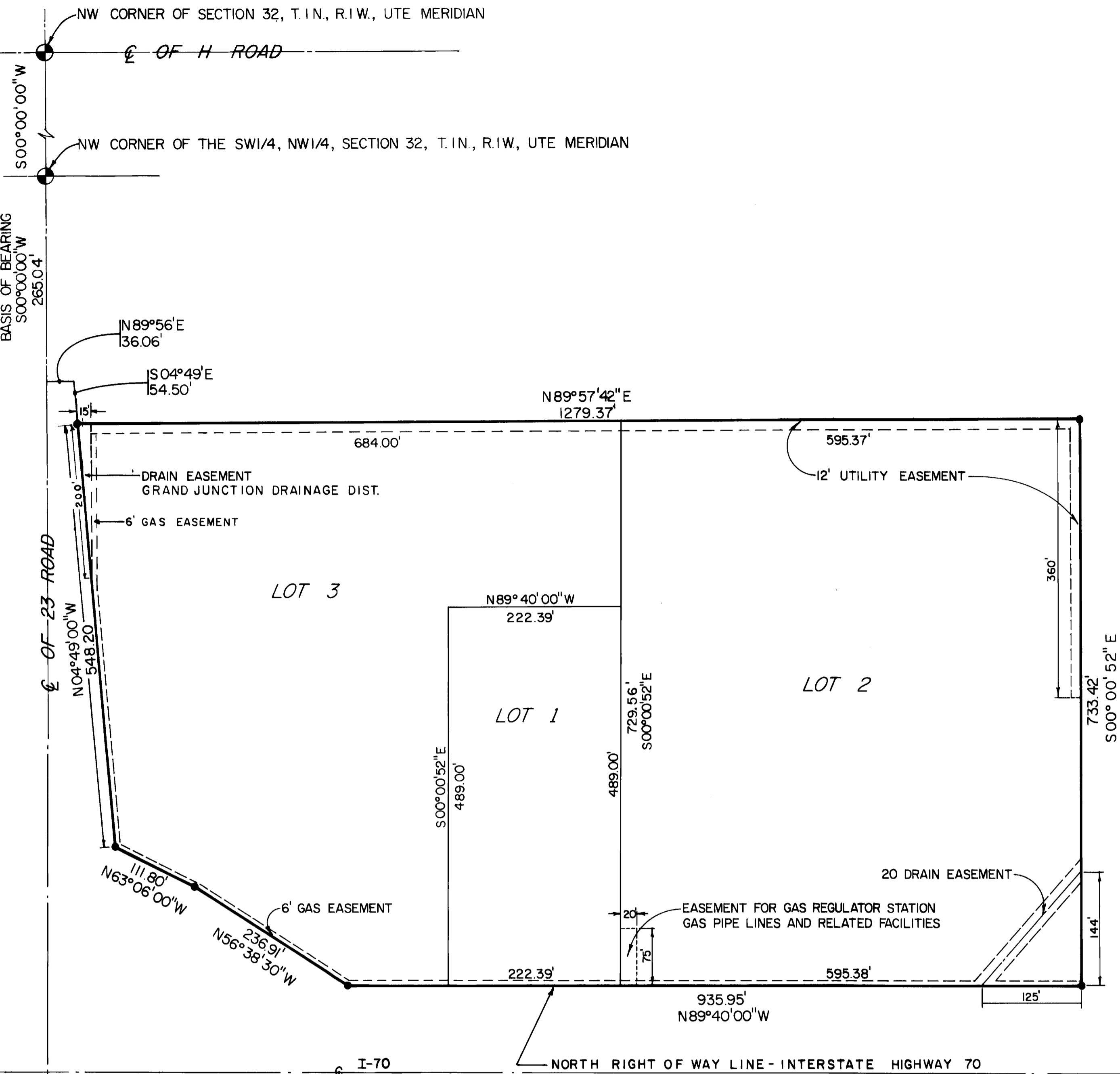
I, Wayne H. Lizer, do hereby certify that the accompanying plat of Appleton West Planned Commercial Park, a subdivision of a part of the County of Mesa, has been prepared under my direction, from field notes made by me.

Wayne H. Lizer  
 Wayne H. Lizer  
 Registered Land Surveyor  
 P.E. L.S. #14113



Robert B. Carman  
 Mesa County Road Department

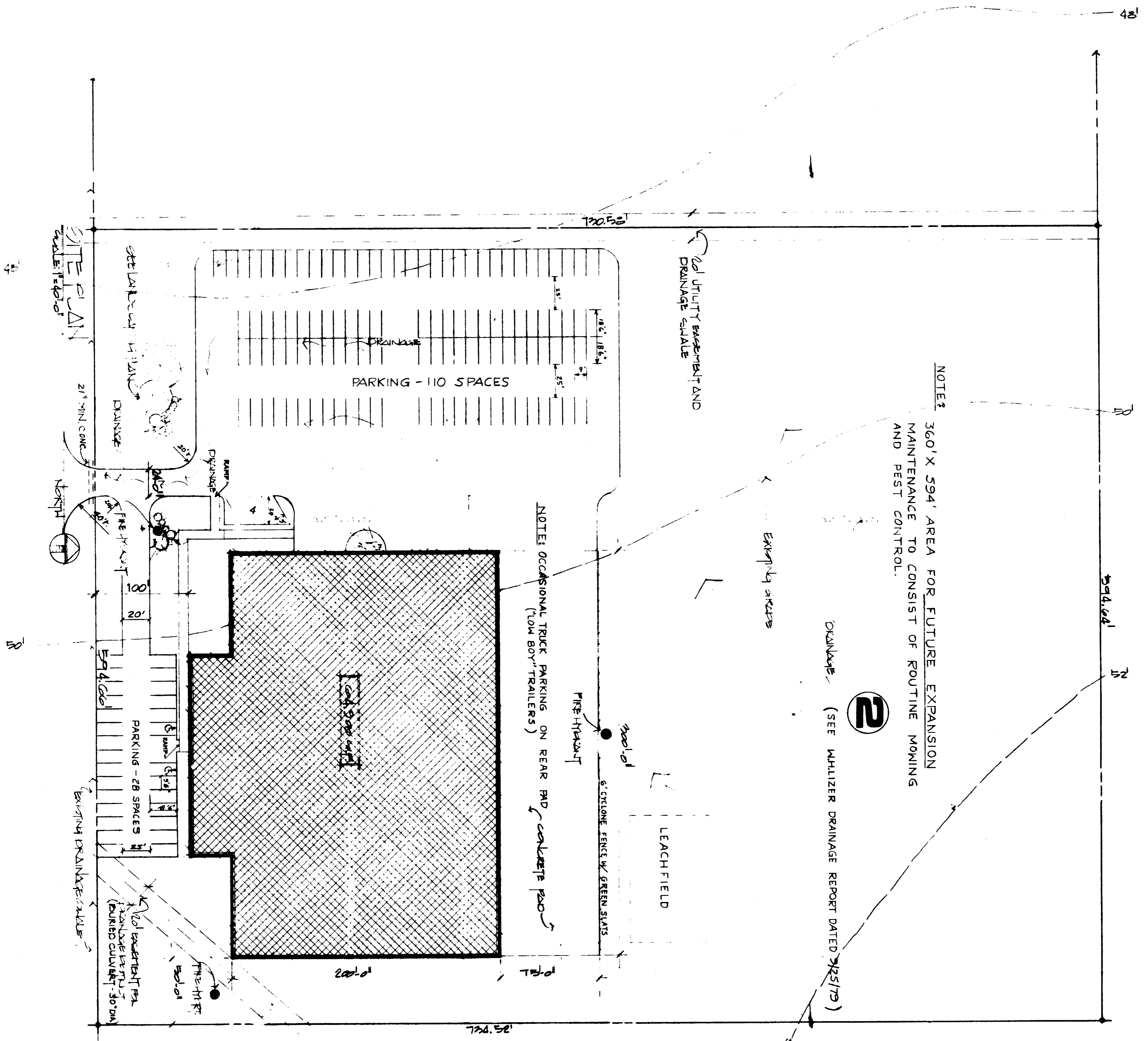
4-6-81  
 Date



- LEGEND
- MESA COUNTY BRASS CAP
  - SET BOUNDARY CORNER IN CONCRETE - 5/8" REBAR W/CAP # 14113
  - ┌ SET LOT CORNER - 5/8" REBAR W/CAP # 14113

**APPLETON WEST  
 PLANNED COMMERCIAL PARK**

**W. H. LIZER & ASSOCIATES**  
 ENGINEERING & SURVEYING  
 576 25 ROAD UNIT EIGHT 241-1129  
 GRAND JUNCTION, COLORADO



NOTE: 360' X 594' AREA FOR FUTURE EXPANSION MAINTENANCE TO CONSIST OF ROUTINE MOWING AND PEST CONTROL.

NOTE: OCCASIONAL TRUCK PARKING ON REAR PAD (LOW BOY TRAILERS)

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 4:04 o'clock P.M. this 8<sup>th</sup> day of April A.D., 1981 and is duly recorded in Plat Book No. 5-36 Filed, Page       .  
Carl Sawyer  
Clerk & Recorder Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

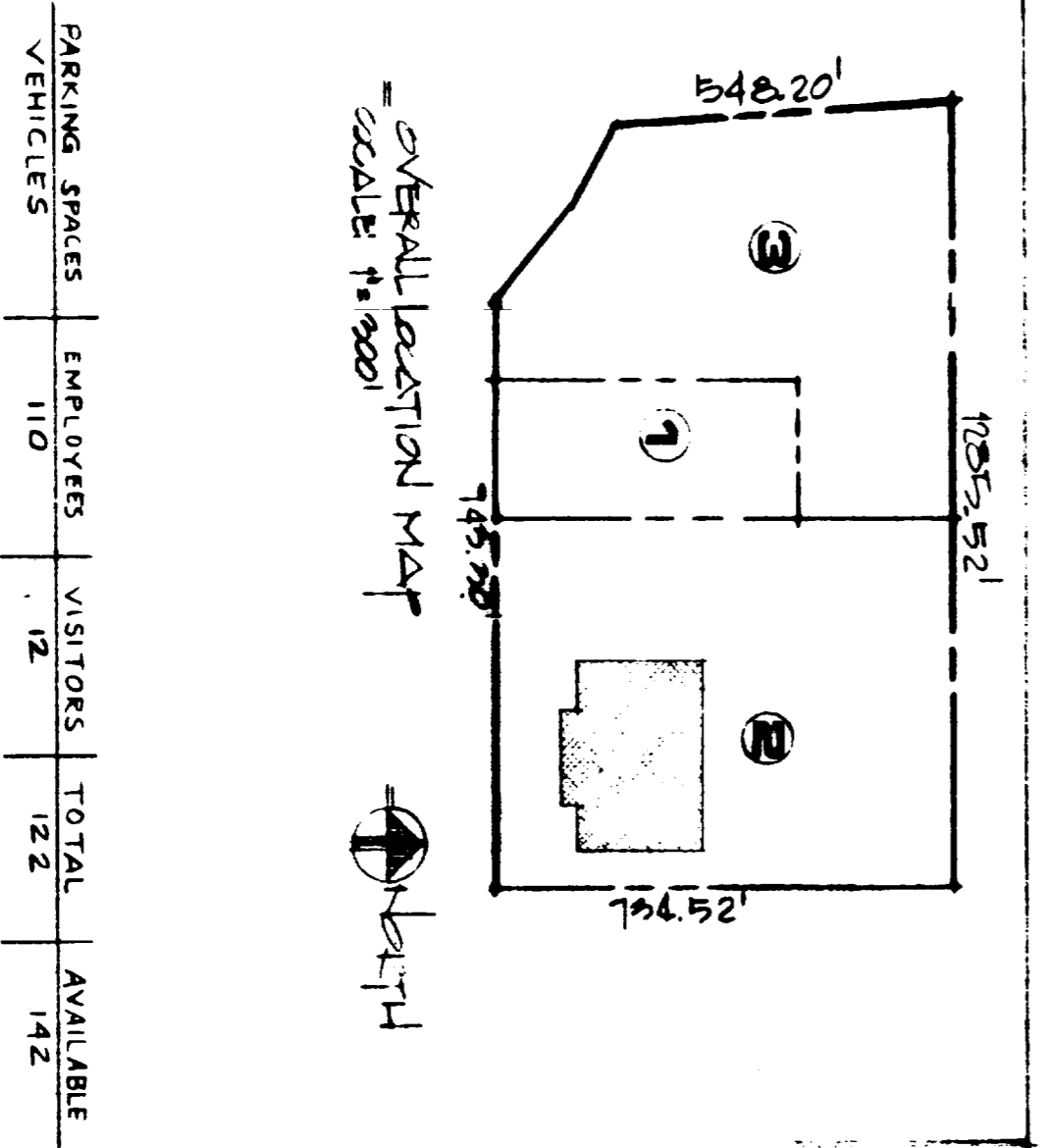
Approved this 27 day of April A.D., 1979. County Planning Commission of the County of Mesa, Colorado

Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24 day of April A.D., 1979. Board of County Commissioners of the County of Mesa, Colorado

Chairman



PARKING SPACES VEHICLES	EMPLOYEES	VISITORS	TOTAL	AVAILABLE
110	12	12	134	142

STATE OF COLORADO COUNTY OF MESA  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRES 12/31/80  
No. 10000  
JOY MACH. CO.  
S-36 Filed

JOB NO. \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

FINAL PLAN DEVELOPMENT FOR APPLETON WEST PLANNED COMMERCIAL PARK  
**JOY MACH. CO.**

**LOGOS CONST. CO.**  
P.O. BOX 2093 GRAND JUNCTION, COLO. 81501