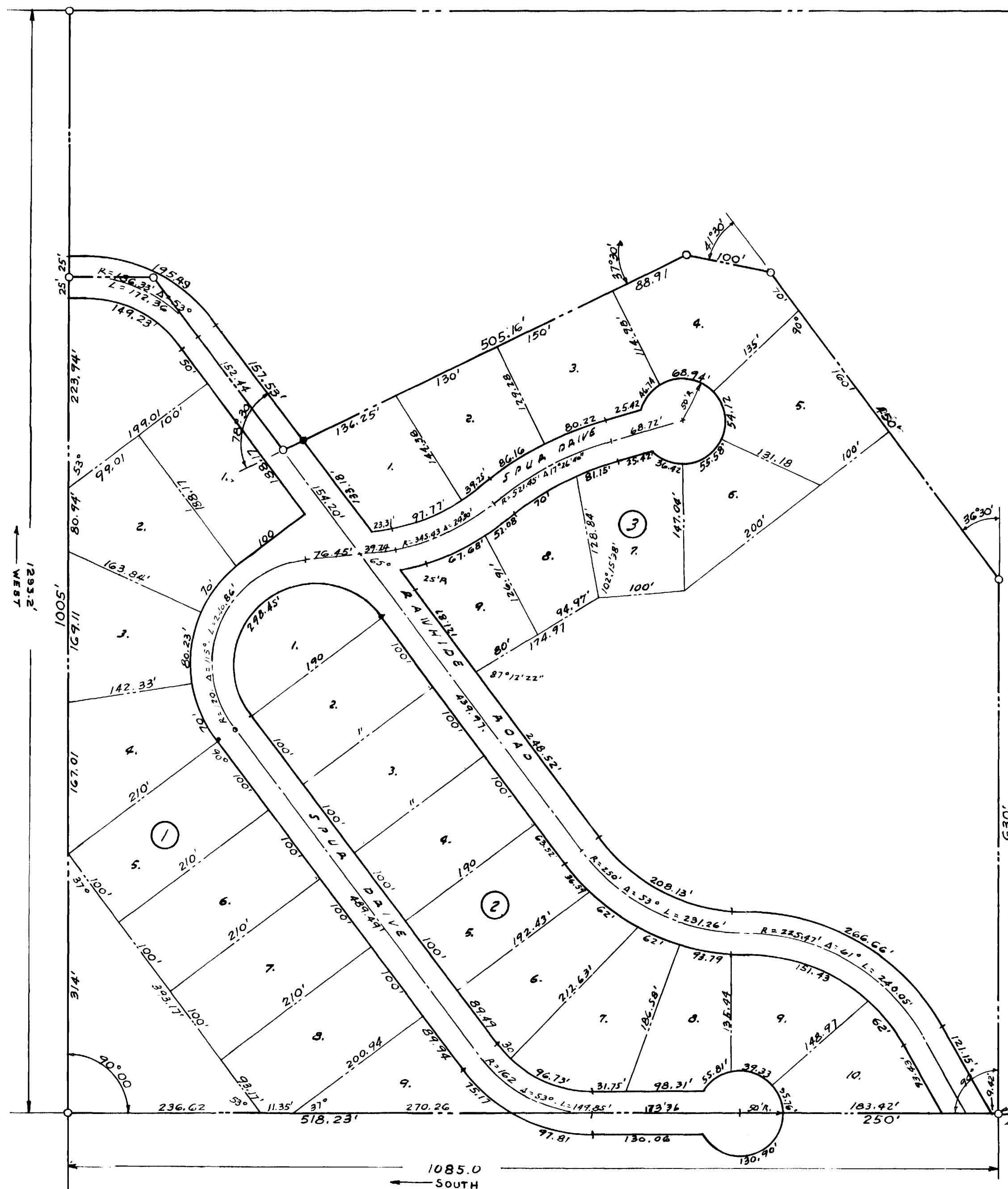


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← SOUTH



KNOW ALL MEN BY THESE PRESENTS THAT THE EMPIRE MANAGEMENT CO., INC. A COLORADO CORPORATION, BE THE OWNER OF A PART OF THE WEST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION TWENTY ONE (SEC. 21) IN TOWNSHIP ONE SOUTH (T. 1S.), RANGE ONE WEST (R. 1W.) OF THE LITE PRINCIPAL MERIDIAN (UTM P.M.), COUNTY OF MESA, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21 THENCE N89°18'E ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 1306.2 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°28' A DISTANCE OF 1339 FT. 50.00' 23"W TO A ROCK MONUMENT THENCE S. 231.6 FT. TO TRUE POINT OF BEGINNING; THENCE ON AN ANGLE TO THE RIGHT OF 90° A DISTANCE OF 630 FEET; THENCE ON AN ANGLE TO THE LEFT OF 36°30' A DISTANCE OF 450 FEET; THENCE ON AN ANGLE TO THE LEFT OF 41°30' A DISTANCE OF 100 FEET; THENCE ON AN ANGLE TO THE LEFT OF 37°30' A DISTANCE OF 505.16 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 78°30' A DISTANCE OF 157.53 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53° AND HAVING A RADIUS OF 211.33 FEET AN ARC DISTANCE OF 195.49 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° WITH THE TANGENT OF AFORESAID ARC A DISTANCE OF 100 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90° A DISTANCE OF 518.23 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT; (THE TANGENT OF SAID CURVE MAKING AN ANGLE OF 29°58'05" TO THE RIGHT WITH AFORESAID LINE) SAID CURVE HAVING A CENTRAL ANGLE OF 29°58'05" AND HAVING A RADIUS OF 187 FEET AN ARC DISTANCE OF 97.81 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT A DISTANCE OF 130.06 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 150° AND HAVING A RADIUS OF 50 FEET AN ARC DISTANCE OF 130.90 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90° TO THE TANGENT OF AFORESAID CURVE A DISTANCE OF 250 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID EMPIRE MANAGEMENT CO., INC. HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREDON, HAS NAMED SAID SUBDIVISION THE "ENERGY CENTER SUBDIVISION, PHASE 1," AND DOES HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS TO THE PUBLIC FOREVER. ALL EXPENSES INVOLVING IMPROVEMENTS FOR A WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM SEWER SYSTEM, CURBS AND GUTTERS, STREET PAVEMENTS AND SIDEWALKS SHALL BE FINANCED BY THE PURCHASER OR SELLER AND NOT BY THE COUNTY OF MESA. SAID UTILITY EASEMENTS AND RIGHT OF WAY HERUNDER IS RESERVED FOR 5 FT. INSIDE EACH LOT LINE, BUT WILL BE CONFINED WHEREVER PRACTICABLE TO THE REAR 5 FT. OF SAID LOTS.

WITNESS MY HAND AND SEAL THIS 16TH DAY OF AUGUST, A.D. 1955

ATTEST: Helena M. Foreman SECRETY-TREAS.
BY Udberg L. Foreman PRESIDENT

PHASE 1
OF
WEST 1/2 OF THE NORTHWEST 1/4
SECTION 21 - T. 1S., R. 1W

APPROVED THIS 16th DAY OF AUGUST, A.D. 1955
BY: MT. STATES TEL & TEL CO.
By GEO. W. KISTER, ENG.
PUBLIC SERVICE CO. OF COLO.
By LOUIS W. SUPANIC - ELEC. ENG.
By W. J. DORLAND JR. GAS ENG.
G. J. Fire Department
By Frank Kreps, Chief

STATE OF COLORADO)
COUNTY OF MESA) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF AUGUST, A.D. 1955
BY WELBORN L. FOREMAN, PRESIDENT, AND HELEN M. FOREMAN, SECY-TREAS. OF EMPIRE MANAGEMENT CO., INC.
WITNESS MY HAND AND OFFICIAL SEAL - MY COMMISSION EXPIRES AUGUST 17, 1958

APPROVED BY THE PLANNING COMMISSION OF MESA COUNTY, COLORADO, THIS 16th DAY OF Aug. A.D. 1955
L. M. Thompson SECRETARY
Ray Rantala CHAIRMAN

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, COLORADO, THIS 16th DAY OF Aug. A.D. 1955
Henry J. Zuppar CHAIRMAN

STATE OF COLORADO)
COUNTY OF MESA) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____
A.D. 1955 AT _____ AND WAS RECORDED IN PLAT BOOK _____ AT PAGE _____

CLEARK BY DEPUTY
I, WARD O. AMSBURY A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BOUNDARY LINES OF THE W 1/2 NW 1/4 Sec. 21, T. 1S., R. 1W., U.P.M. WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID BOUNDARY LINES.
Ward O. Ambury REGISTERED LAND SURVEYOR

SCALE: 1" = 100'

SUN BUILDING CO.
GRAND JUNCTION, COLO.

SURVEYED BY:
PLATEAU SURVEYS
GRAND JUNCTION, COLO.

REGISTERED LAND SURVEYOR DATE