

RAILHEAD INDUSTRIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Railhead Ventures, 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 NE 1/4 of Section 14, T.11 S., R.101 W. of the 6th P.M. and part of the SE 1/4 of Section 36, T.1 N., R.2 W. of the Ute Meridian and part of the SW 1/4 of Section 31, T.1 N., R.1 W. of the Ute Meridian and part of the N 1/2 of Section 6, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the NW Corner of said Section 6; Thence N 89° 44' 57" E along the north line of the NW 1/4 of said Section 6 a distance of 1639.03 feet to a point on the southerly right of way of River Road, said point also being the TRUE POINT OF BEGINNING; Thence S 56° 31' 00" E along said southerly right of way of River Road a distance of 1740.85 feet; Thence S 37° 38' 00" W 1831.35 feet; Thence N 33° 26' 07" W 349.96 feet; Thence N 52° 42' 53" W 2891.93 feet; Thence N 57° 47' 33" W 506.03 feet; Thence N 76° 33' 23" W 400.02 feet; Thence N 43° 20' 51" W 1363.88 feet to a point on the south right of way of Interstate 70; Thence along said south right of way of Interstate 70 by the following three (3) courses and distances: (1) Along the arc of a curve to the left whose radius is 2964.79 feet and whose long chord bears N 78° 27' 34" E 643.64 feet; (2) S 80° 36' 21" E 255.44 feet; (3) N 63° 10' 49" E 892.92 feet to a point on the southerly right of way of River Road; Thence S 56° 31' 00" E along said southerly right of way of River Road a distance of 2678.43 feet to the TRUE POINT OF BEGINNING containing 177.729 acres.

That said owner has caused the said real property to be laid out and surveyed as Railhead Industrial Park, 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 owners have caused their names to be hereunto subscribed this 30th day of June A.D., 1981.

Railhead Ventures, a General Partnership

Walter I. Auran
Walter I. Auran, Managing Partner

Warren E. Gardner
Warren E. Gardner, Managing Partner

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of June A.D., 1981 by Warren E. Gardner, Managing Partner, of Railhead Ventures, a General Partnership.

My commission expires: 6-21-82. Witness my hand and official seal.

Gayle A. Berry
Notary Public

STATE OF COLORADO)
) ss
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 30th day of June A.D., 1981 by Walter I. Auran, Managing Partner of Railhead Ventures, a General Partnership.

My commission expires: February 9, 1985. Witness my hand and official seal.

Theresa H. Daugherty
Notary Public

First National Bank of Denver as holder of Promissory Note secured by Deed of Trust recorded at Book 1305, Page 817 of the records of the Mesa County Clerk and Recorders Office, Mesa County, Colorado, does hereby join in this Plat releasing the dedicated roads and easements from said Deed of Trust.

Dated this 30th day of June, 1981 at Denver, Colorado.

First National Bank of Denver:

By: D. E. Blackford
Senior Vice President

STATE OF COLORADO)
) ss
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 30th day of June by DAVID E. BLACKFORD as SENIOR VICE PRESIDENT of the First National Bank of Denver.

My commission expires: 06/03. Witness my hand and official seal.

Jan S. Christopher
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 4:20 o'clock P.M. this 9 day of JULY A.D., 1981, and is duly recorded in Plat Book No. 12, Page 397 & 398

Earl Sawyer
Clerk and Recorder

Mary Baker
Deputy

Fees: \$ 20.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 14th day of Oct A.D., 1980. County Planning Commission of the County of Mesa, Colorado.

Clayton 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.

Paul A. Auman
Chairman

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the platting of land and public rights of way, the vacation of fractional parts of previously dedicated rights of way not within public rights of way dedicated by this plat are hereby ordered.

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

Paul A. Auman
Chairman

SURVEYORS CERTIFICATE

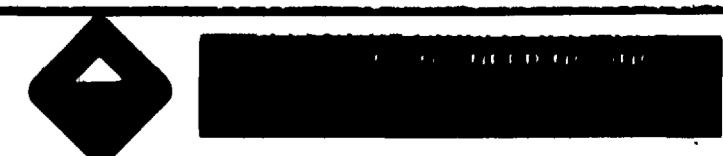
I, James T. Patty Jr., do hereby certify that the accompanying plat of Railhead Industrial Park, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 8/11/80
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



By: Wayne Weathers
Utilities Coordinating Committee Chairman

Date: 9-10-1980



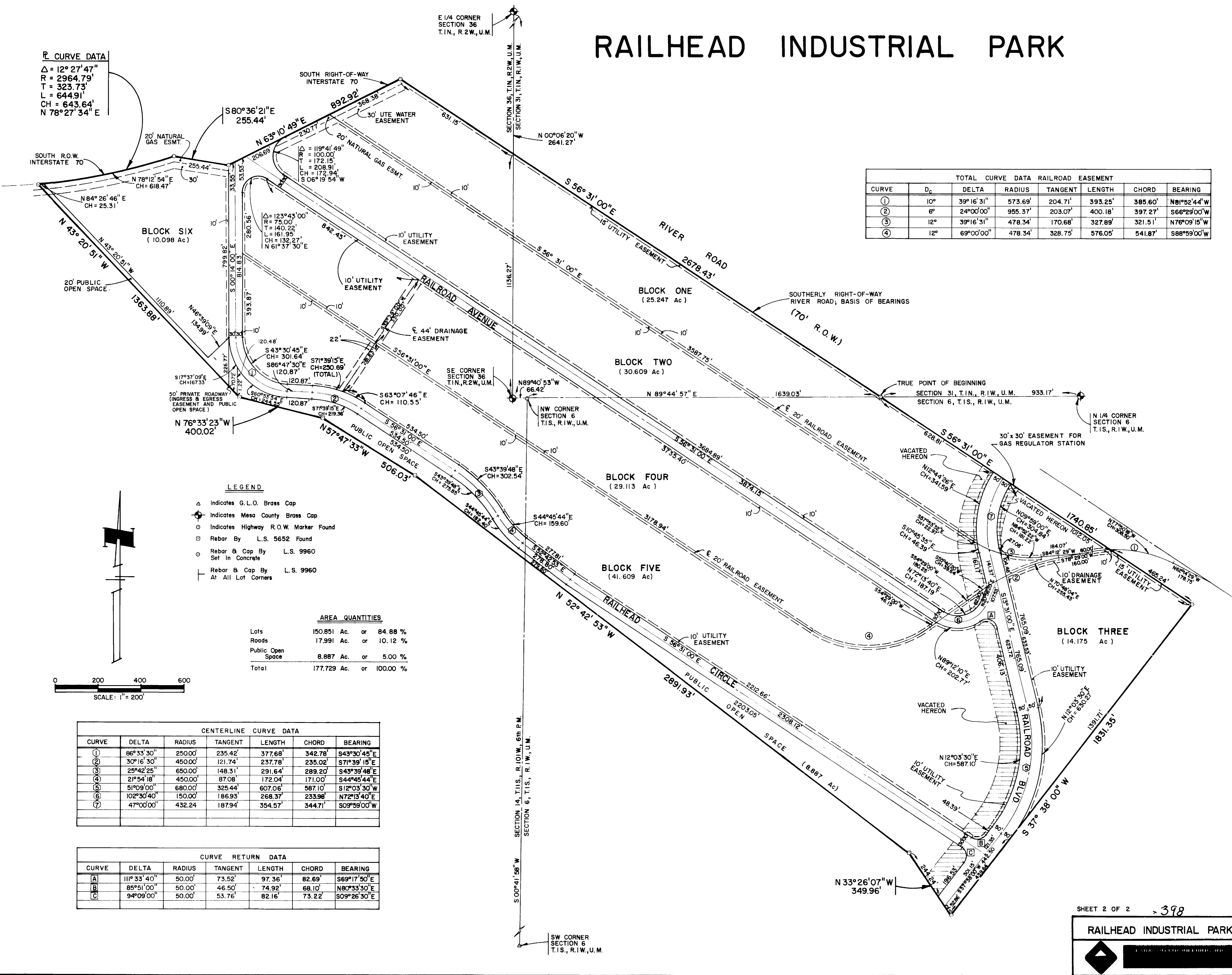
RAILHEAD INDUSTRIAL PARK

RC CURVE DATA

Δ = 12° 27' 47"
R = 2964.79'
T = 323.73'
L = 644.91'
CH = 643.64'
N 78° 27' 34" E

TOTAL CURVE DATA RAILROAD EASEMENT

CURVE	D _c	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
①	10°	39° 16' 31"	573.69'	204.71'	393.25'	385.60'	N81°52'44"W
②	6°	24°00'00"	955.37'	203.07'	400.18'	397.27'	S66°29'00"W
③	12°	39°16'31"	478.34'	170.68'	327.89'	321.51'	N76°09'15"W
④	12°	69°00'00"	478.34'	328.75'	576.05'	541.87'	S88°59'00"W



LEGEND

- △ Indicates G.L.O. Brass Cap
- ⊙ Indicates Mesa County Brass Cap
- ⊙ Indicates Highway R.O.W. Marker Found
- ⊠ Rebar By L.S. 5652 Found
- ⊙ Rebar & Cap By L.S. 9960 Set In Concrete
- ⊠ Rebar & Cap By L.S. 9960 At All Lot Corners

AREA QUANTITIES

Lots	150.851 Ac.	or	84.88 %
Roads	17.991 Ac.	or	10.12 %
Public Open Space	8.887 Ac.	or	5.00 %
Total	177.729 Ac.	or	100.00 %

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
①	86° 33' 30"	250.00'	235.42'	377.68'	342.78'	S43°30'45"E
②	30° 16' 30"	450.00'	121.74'	237.78'	235.02'	S71°39'15"E
③	25° 42' 25"	650.00'	148.31'	291.64'	289.20'	S44°39'48"E
④	21° 54' 18"	450.00'	87.08'	172.04'	171.00'	S44°45'44"E
⑤	51° 09' 00"	680.00'	325.44'	607.06'	587.10'	S12°03'30"W
⑥	102° 30' 40"	150.00'	186.93'	268.37'	233.98'	N72°13'40"E
⑦	47° 00' 00"	432.24'	187.94'	354.57'	344.71'	S09°59'00"W

CURVE RETURN DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	111° 33' 40"	50.00'	73.52'	97.36'	82.69'	S69°17'50"E
B	85° 51' 00"	50.00'	46.50'	74.92'	68.10'	N80°33'30"E
C	94° 09' 00"	50.00'	53.76'	82.16'	73.22'	S09°26'30"E

