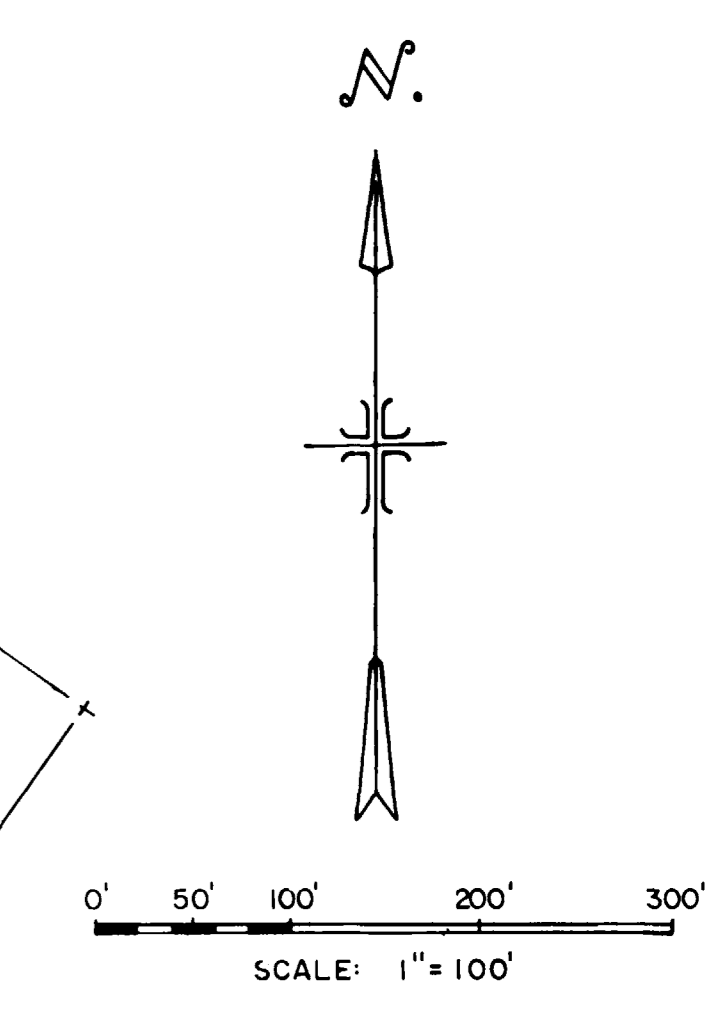
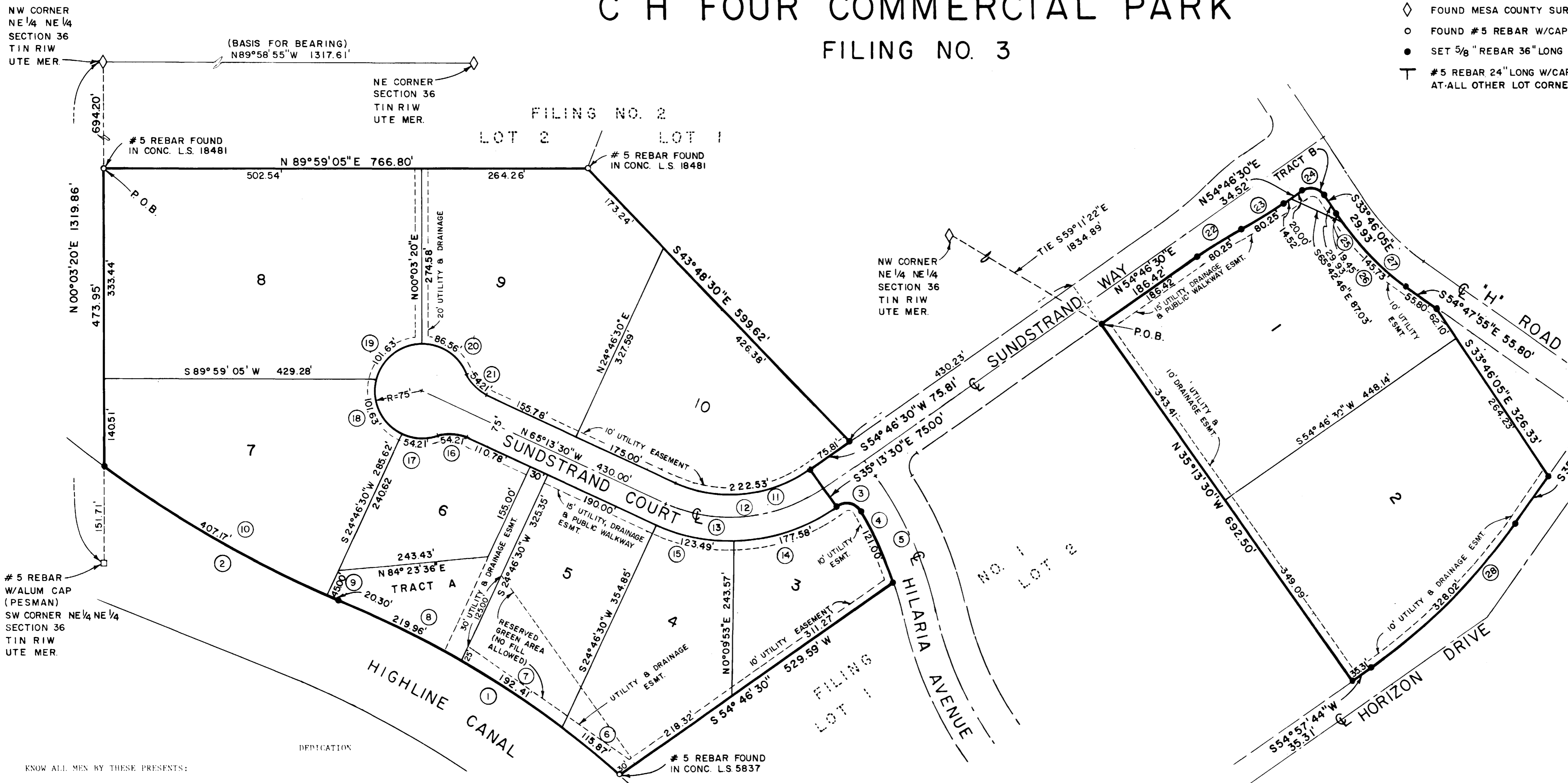


# C H FOUR COMMERCIAL PARK

FILING NO. 3

- LEGEND**
- ◇ FOUND MESA COUNTY SURVEY MONUMENT
  - FOUND #5 REBAR W/CAP AS SHOWN
  - SET 5/8" REBAR 36" LONG W/CAP SET IN CONC. L.S. 18476
  - ⊥ #5 REBAR 24" LONG W/CAP SET AT ALL OTHER LOT CORNERS L.S. 18476



**AREA SUMMARY**

LOT	ACRES	%
1	3.255	13.1
2	3.291	13.3
3	1.000	4.0
4	1.501	6.0
5	1.474	5.9
6	1.001	4.0
7	2.562	10.3
8	3.773	15.2
9	2.700	10.9
10	2.024	8.2
Tract A	0.725	2.9
Tract B	0.036	0.2
ROAD	1.470	6.0
TOTAL	24.802	100.0

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Bruce C. Currier and Wilma M. Currier are the owners of that real property in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the NE 1/4 Section 36, Township 1 North, Range 1 West of the Ute Meridian, and that part of the NW 1/4 Section 31, Township 1 North, Range 1 East 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 the NE 1/4 of Section 36, T1N, R1W of the Ute Meridian, thence S00°03'20"W 694.20 feet to the point of beginning; thence S90°59'05"E 766.80 feet; thence S43°48'30"E 599.62 feet; thence S54°46'30"W 75.81 feet; thence S15°13'30"E 75.00 feet; thence along a 25-foot radius curve to the right 40.86 feet, the chord of which bears S78°21'53"E 36.46 feet; thence along the arc of a 535-foot radius curve to the right 121.00 feet, the chord of which bears S25°05'10"E 120.74 feet; thence S54°46'30"W 529.59 feet; thence along the arc of a 1482.70-foot radius curve to the left 528.25 feet, the chord of which bears N58°24'37"W 525.45 feet; thence along the arc of a 1489.51-foot radius curve to the right 427.47 feet, the chord of which bears N60°23'42"W 426.01 feet; thence S00°03'20"E 473.95 feet to the point of beginning.

Also commencing at the NW Corner of the NE 1/4 of Section 36, T1N, R1W of the Ute Meridian, thence S59°11'22"E 1834.89 feet to the point of beginning; thence S54°46'30"E 186.47 feet; thence along the arc of a 584.57-foot radius curve to the right 80.25 feet, the chord of which bears N58°42'28"E 80.19 feet; thence along the arc of a 584.57-foot radius curve to the left 80.25 feet, the chord of which bears N58°42'28"E 80.19 feet; thence S54°46'30"E 34.52 feet; thence along the arc of a 25.00-foot radius curve to the right 39.91 feet, the chord of which bears S79°29'48"E 35.80 feet; thence S13°46'05"E 29.91 feet; thence along the arc of a 450.00-foot radius curve to the left 165.17 feet, the chord of which bears S44°17'00"E 163.17 feet; thence S54°46'30"W 55.80 feet; thence S33°46'05"E 326.33 feet; thence S35°10'44"W 89.58 feet; thence along the arc of a 950.00-foot radius curve to the right 328.02 feet, the chord of which bears S55°07'11"E 326.33 feet; thence S54°57'44"W 35.31 feet; thence N35°13'30"W 692.50 feet to the point of beginning.

The basis for bearings is assumed N89°58'55"W 1317.61 feet along the Mesa County Survey Monument line from the Northeast corner of Section 36 (MCSM No. 164 V-41), to the East Sixteenth corner on North Line of Section 36 (MCSM No. 223-1) T1N, R1W of the Ute Meridian.

That said owners have caused the said real property to be laid out and surveyed as CH Four Commercial Park - Filing No. 3, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do 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 utilities those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utility 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 access and egress for installation, maintenance and replacement of such lines. Said easements and right shall be utilized in a reasonable and prudent manner.

WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 9th day of September, A.D., 1986.

Bruce C. Currier  
Wilma M. Currier

CITY OF GRAND JUNCTION APPROVAL: This plat of CH Four Commercial Park - Filing No. 3, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this 9th day of September, A.D., 1986.

Market Dehen, City Manager  
Jerrisa Love, President of Council  
William G. O'Connell, Chairman, City Planning Commission  
Kalle Metzner, City Planner  
Jerry D. Newton, City Engineer

CLERK AND RECORDERS CERTIFICATE: I hereby certify that this instrument was filed in my office at 11:34 o'clock A.M., this 10 day of September, A.D., 1986 and is duly recorded in plat Book No. 13, Page 354. Fee \$ 10.00. Filed y-53.

Bonnie Wilson, Deputy  
Carl Sawyer, Clerk and Recorder

CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD DISTANCE
1	20°24'46"	1482.70'	528.24'	266.95'	N58°24'37"W	525.45'
2	16°26'36"	1489.51'	427.47'	215.22'	N60°23'42"W	426.01'
3	93°39'13"	25.00'	40.86'	26.65'	N78°23'53"W	36.46'
4	12°57'29"	535.00'	121.00'	60.76'	N25°05'10"W	120.74'
5	22°37'12"	585.00'	230.95'	117.00'	N23°54'54"W	229.46'
6	4°28'39"	1482.70'	115.87'	57.96'	N50°26'34"W	115.84'
7	7°26'07"	1482.70'	192.41'	96.34'	N56°23'57"W	192.28'
8	8°29'59"	1482.70'	219.96'	110.18'	N64°22'00"W	219.76'
9	0°46'51"	1489.51'	20.30'	10.15'	N68°13'35"W	20.30'
10	15°39'45"	1489.51'	407.17'	204.87'	N60°00'17"W	405.91'
11	60°00'00"	212.50'	222.53'	122.69'	S84°46'30"W	212.50'
12	60°00'00"	250.00'	261.80'	144.34'	S84°46'30"W	250.00'
13	60°00'00"	287.50'	301.07'	165.99'	S84°46'30"W	287.50'
14	35°23'23"	287.50'	177.58'	91.72'	S72°28'11"W	174.77'
15	24°36'37"	287.50'	123.69'	62.71'	N77°21'49"W	122.54'
16	41°24'35"	75.00'	54.21'	28.35'	N85°55'47"W	53.03'
17	41°24'35"	75.00'	54.21'	28.35'	N85°55'47"W	53.03'
18	77°38'25"	75.00'	101.63'	60.35'	N76°24'18"W	94.03'
19	77°38'25"	75.00'	101.63'	60.35'	S51°14'09"W	94.03'
20	66°07'45"	75.00'	86.56'	48.83'	N56°52'48"W	81.84'
21	41°24'35"	75.00'	54.21'	28.35'	N44°31'13"W	53.03'
22	7°51'57"	584.57'	80.25'	40.19'	N58°42'28"E	80.19'
23	7°51'57"	584.57'	80.25'	40.19'	N58°42'28"E	80.19'
24	91°27'25"	25.00'	39.91'	25.64'	N79°29'48"W	35.80'
25	2°28'34"	450.00'	19.45'	9.73'	S35°00'22"E	19.45'
26	18°33'16"	450.00'	145.73'	73.51'	S45°31'17"E	145.00'
27	21°01'50"	450.00'	165.17'	81.53'	S44°17'00"E	164.25'
28	19°47'00"	950.00'	328.02'	165.66'	S45°04'14"W	326.39'

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

STATE OF COLORADO )  
COUNTY OF MESA ) #1431629  
I, Lawrence E. Violett, do hereby certify that the accompanying plat of CH Four Commercial Park - Filing No. 3, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Lawrence E. Violett, Notary Public

My Commission expires 9-20-88

NOTARY PUBLIC: Lawrence E. Violett, Colorado Reg. No. 18481



**WESTERN CONSULTING ENGINEERS AND SURVEYORS**  
2150 Hwy 4 & 50, Grand Junction, CO 81505 • 3037425202

**C H FOUR COMMERCIAL PARK**  
FILING NO. 3  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

SURVEYOR T.S. DRAWN G.L.A. CHECKED J.B.P.  
GRAND JUNCTION, COLORADO DWG 1490-575-16 8/30/85