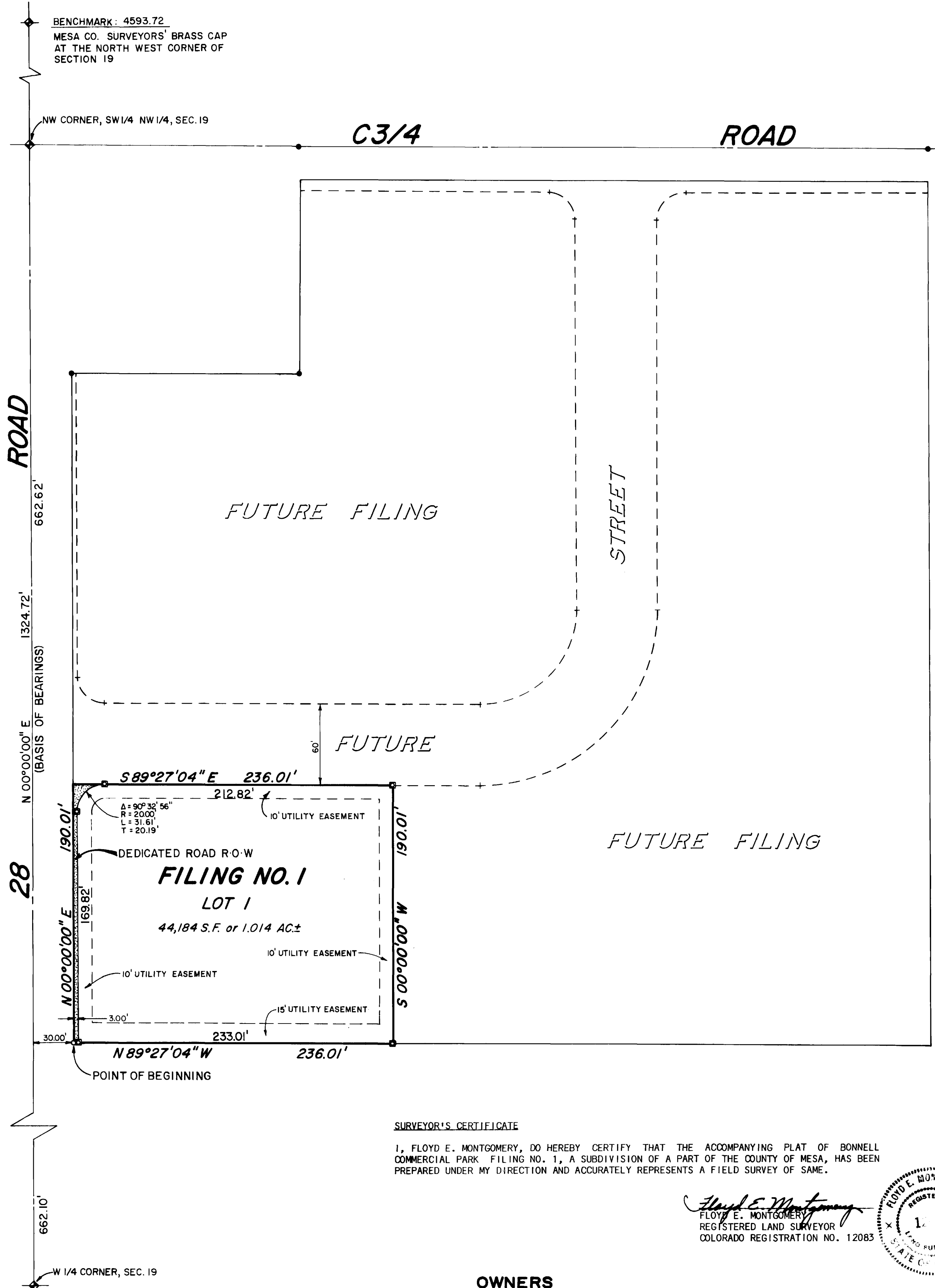


FILING NO. 1 BONNELL COMMERCIAL PARK

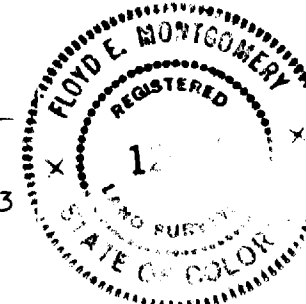
A PART OF THE NW 1/4 SW 1/4 NW 1/4 SEC. 19, T15S,
R1E OF THE UTE MERIDIAN MESA COUNTY, COLORADO



SURVEYOR'S CERTIFICATE

I, FLOYD E. MONTGOMERY, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF BONNELL COMMERCIAL PARK FILING NO. 1, A SUBDIVISION OF A PART OF THE COUNTY OF MESA, HAS BEEN PREPARED UNDER MY DIRECTION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

Floyd E. Montgomery
FLOYD E. MONTGOMERY
REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 12083

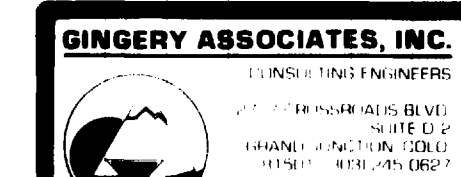


OWNERS

ROBERT H. THROM & GARY ALBERT
521 EAST HYMAN
ASPEN, CO. 81611
(303)925-4616

ENGINEER & SURVEYOR

GINGERY ASSOCIATES, INC.
2777 CROSSROADS BLVD. D-2
GRAND JUNCTION, CO. 81501
(303)245-0627



BONNELL COMMERCIAL PARK
MESA COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, ROBERT H. THROM AND GARY ALBERT ARE THE OWNERS OF A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO, IS MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH IS NORTH 0° 00' 00" EAST 662.10 FEET AND NORTH 90° 00' 00" EAST 30.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, THEN ALONG THE BOUNDARY OF LOT 1, FILING 1 THE NEXT FOUR COURSES:

1. NORTH 0° 00' 00" EAST 190.01 FEET;
2. SOUTH 89° 27' 04" EAST 236.01 FEET;
3. SOUTH 0° 00' 00" WEST 190.01 FEET;
4. NORTH 89° 27' 04" WEST 236.01 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE PARCEL, AS DESCRIBED, IS 1.014 ACRES.

THE BASIS FOR BEARINGS IS ASSUMED NORTH 0° 00' 00" EAST ALONG THE SURVEY MONUMENT LINE FROM THE WEST QUARTER CORNER TO THE NORTH SIXTEENTH CORNER ON THE WEST LINE OF SECTION 19. BOTH CORNERS ARE MESA COUNTY SURVEY BRASS CAPS. ALL BEARINGS HEREIN BEING RELATIVE TO THIS LINE.

THAT THE SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BONNELL COMMERCIAL PARK FILING NO. 1 AND DO HEREBY DEDICATE AND SET APART THE STREETS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DEDICATE TO THE UTILITY COMPANIES THOSE PORTIONS OF SAID PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS TELEPHONE, ELECTRIC LINES, POLES AND CABLES, SANITARY SEWER MAINS, WATER LINES, AND GAS PIPELINES, WITH FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED UTILITY EASEMENTS.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF MESA.

SAID DEDICATION IS HEREBY INCORPORATED INTO AND MADE A PART OF THIS PLAT. IN WITNESS WHEREOF, SAID OWNERS, ROBERT H. THROM AND GARY ALBERT HAVE CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS ___ DAY OF ___, A.D., 1983.

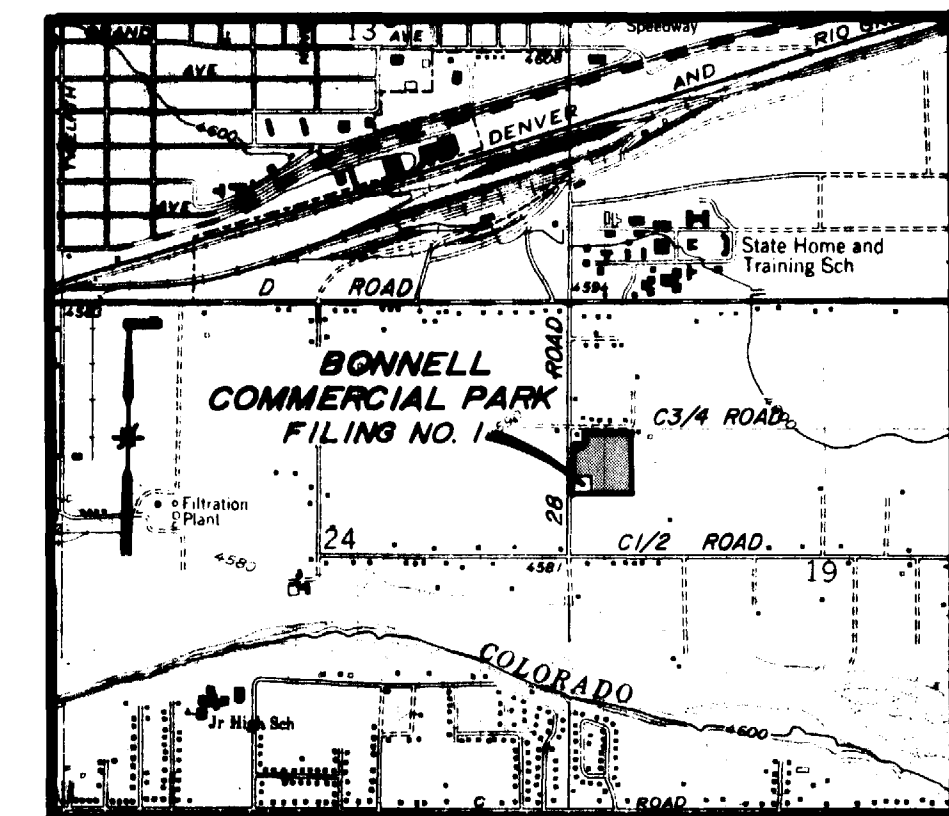
BY *Robert H. Throm* *Gary Albert*
BY *Robert H. Throm* his attorney-in-fact

STATE OF COLORADO)
COUNTY OF MESA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF April, A.D., 1983.

MY COMMISSION EXPIRES 3/05/85 WITNESS MY HAND AND OFFICIAL SEAL

Carmen Abeyta
NOTARY PUBLIC



VICINITY MAP

SCALE 1" = 2000'

LEGEND

- ▬ DEDICATED ROAD R-O-W
- ◆ MESA COUNTY SURVEY MONUMENT
- FOUND PIN L.S. NO. 9331
- FOUND PIN L.S. NO. 5837
- PIN SET IN CONCRETE L.S. 12083

LAND USE

USE	AREA	%
COMMERCIAL LOTS	1.01 ACRES	98.1%
DEDICATED STREETS	0.02 ACRES	1.9%
TOTAL	1.03 ACRES	100.0%

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS. 1323400

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 7:30 O'CLOCK P. M., April 13, 1983, A.D., 1983, AND IS DULY RECORDED IN PLAT BOOK NO. 13, PAGE 148. 7-7

Earl Sawyer FEES \$ BY *Warriet H. Taylor* DEPUTY
CLERK AND RECORDER

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 13th DAY OF April, A.D., 1983. COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BY *C.B. Young*
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

APPROVED THIS 13th DAY OF April, A.D., 1983. BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

BY *Mariane Albers*
CHAIRMAN

UTILITIES COORDINATING COMMITTEE CERTIFICATE

APPROVED THIS 13th DAY OF April, A.D., 1983. UTILITIES COORDINATING COMMITTEE OF THE COUNTY OF MESA, COLORADO.

BY *C.E. Hooker*
CHAIRMAN

