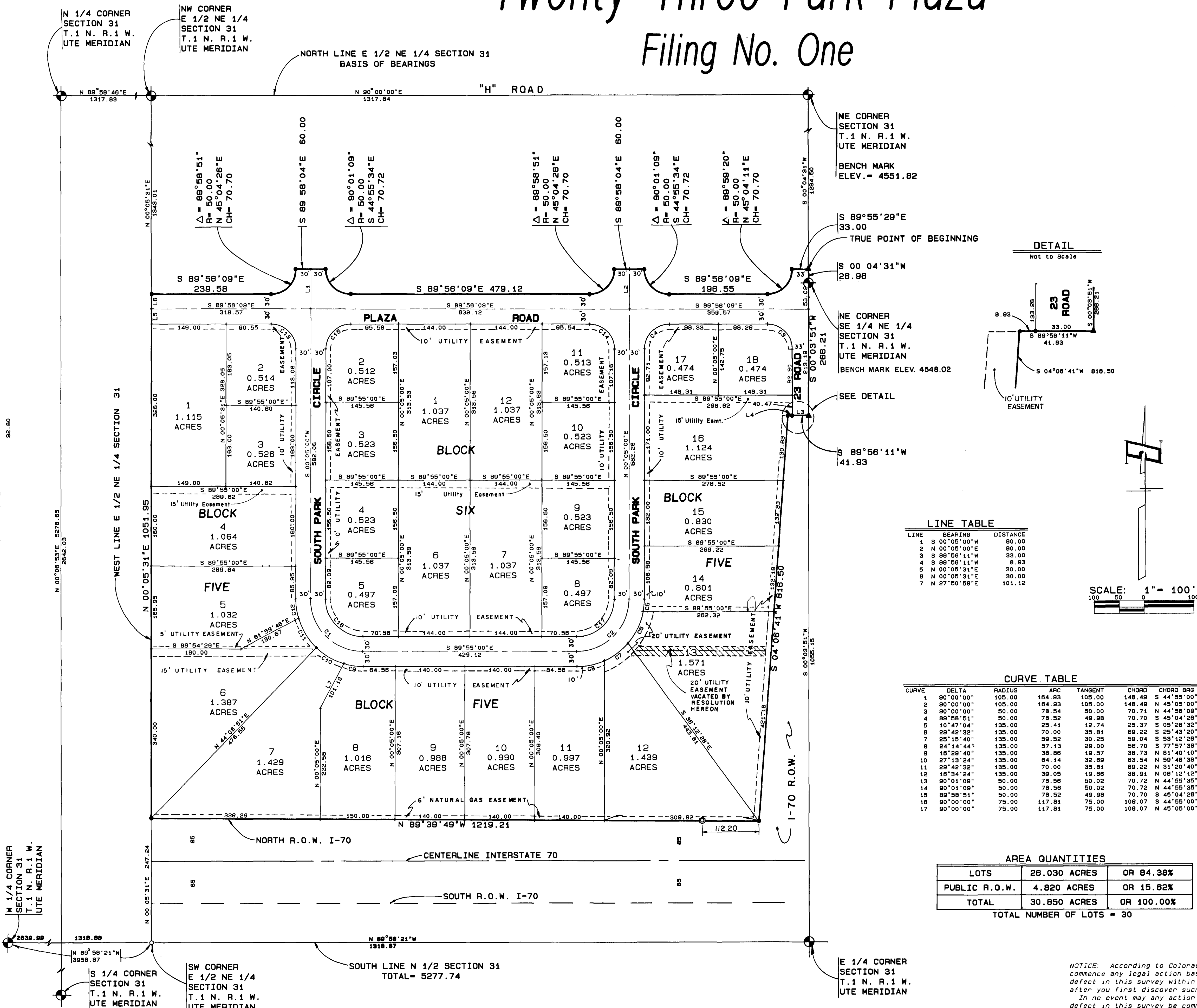
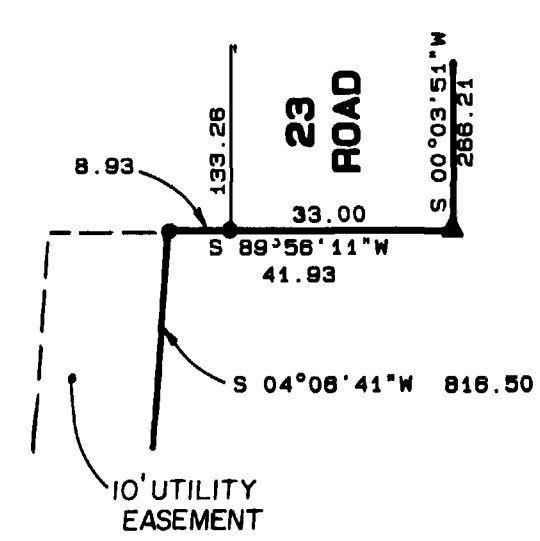


A Replat Of Twenty Three Park Plaza Filing No. One



DETAIL
Not to Scale



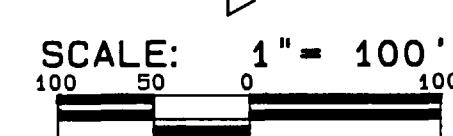
MINIMUM SETBACK REQUIREMENTS

| | |
|------------------------|-----------|
| FRONT | 10 FEET |
| ** REAR | 10 FEET * |
| ** SIDE | 10 FEET * |
| CORNER LOT STREET SIDE | 10 FEET |

* OR EASEMENT WIDTH
** IF MORE THAN ONE LOT IS DEVELOPED WITH A SINGLE SITE PLAN THE INTERNAL SIDE AND/OR REAR SETBACK REQUIREMENTS ARE WAIVED.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| 1 | S 00°05'00"W | 80.00 |
| 2 | N 00°05'00"E | 80.00 |
| 3 | S 89°58'11"W | 33.00 |
| 4 | S 89°58'11"W | 8.93 |
| 5 | N 00°05'31"E | 30.00 |
| 6 | N 00°05'31"E | 30.00 |
| 7 | N 27°50'58"E | 101.12 |



CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | TANGENT | CHORD | CHORD BRG |
|-------|-----------|--------|--------|---------|--------|--------------|
| 1 | 90°00'00" | 105.00 | 184.93 | 105.00 | 148.49 | S 44°55'00"E |
| 2 | 90°00'00" | 105.00 | 184.93 | 105.00 | 148.49 | N 45°05'00"E |
| 3 | 90°00'00" | 50.00 | 78.54 | 50.00 | 70.71 | N 44°58'09"W |
| 4 | 89°58'51" | 50.00 | 78.52 | 49.89 | 70.70 | S 45°04'26"W |
| 5 | 10°47'04" | 135.00 | 25.41 | 12.74 | 25.37 | S 05°28'32"W |
| 6 | 29°42'32" | 135.00 | 70.00 | 35.81 | 69.22 | S 25°43'20"W |
| 7 | 25°15'40" | 135.00 | 59.52 | 30.25 | 59.04 | S 53°12'28"W |
| 8 | 24°14'44" | 135.00 | 57.13 | 29.00 | 56.70 | S 77°57'38"W |
| 9 | 18°29'40" | 135.00 | 38.88 | 19.57 | 38.73 | N 81°40'10"W |
| 10 | 27°13'24" | 135.00 | 84.14 | 32.89 | 83.54 | N 59°48'38"W |
| 11 | 29°42'32" | 135.00 | 70.00 | 35.81 | 69.22 | N 31°20'40"W |
| 12 | 18°34'24" | 135.00 | 39.05 | 19.68 | 38.91 | N 08°12'12"W |
| 13 | 90°01'09" | 50.00 | 78.58 | 50.02 | 70.72 | N 44°55'35"W |
| 14 | 90°01'09" | 50.00 | 78.58 | 50.02 | 70.72 | N 44°55'35"W |
| 15 | 89°58'51" | 50.00 | 78.52 | 49.98 | 70.70 | S 45°04'26"W |
| 16 | 90°00'00" | 75.00 | 117.81 | 75.00 | 108.07 | S 44°55'00"E |
| 17 | 90°00'00" | 75.00 | 117.81 | 75.00 | 108.07 | N 45°05'00"E |

AREA QUANTITIES

| | | |
|---------------|---------------------|-------------------|
| LOTS | 26.030 ACRES | OR 84.38% |
| PUBLIC R.O.W. | 4.820 ACRES | OR 15.62% |
| TOTAL | 30.850 ACRES | OR 100.00% |

TOTAL NUMBER OF LOTS = 30

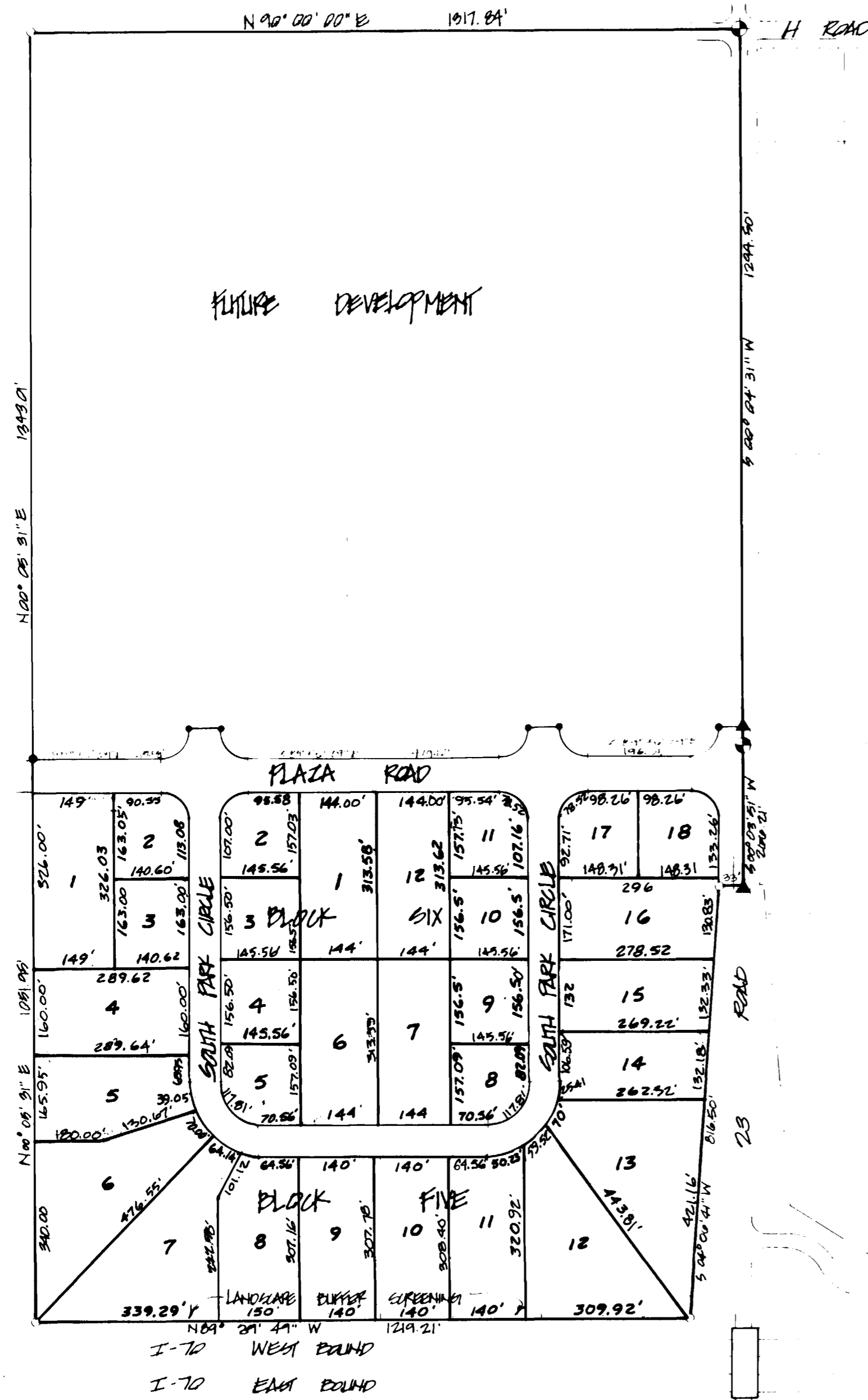
- LEGEND**
- ⊙ MESA COUNTY BRASS CAP
 - ⊙ HIGHWAY R.O.W. MONUMENT
 - ⊕ #5 REBAR AND MONUMENT CAP SET IN CONCRETE
 - ⊕ #5 REBAR AND MONUMENT CAP SET
 - ⊕ PK NAIL SET

A Replat Of
Twenty Three Park Plaza
Filing No. One

PARAGON ENGINEERING, INCORPORATED
2184 CROSSROADS BLVD, SUITE 104
GRAND JUNCTION, COLORADO 81501 (970) 243-8866

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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.

BOOKCLIFFS BUSINESS PARK



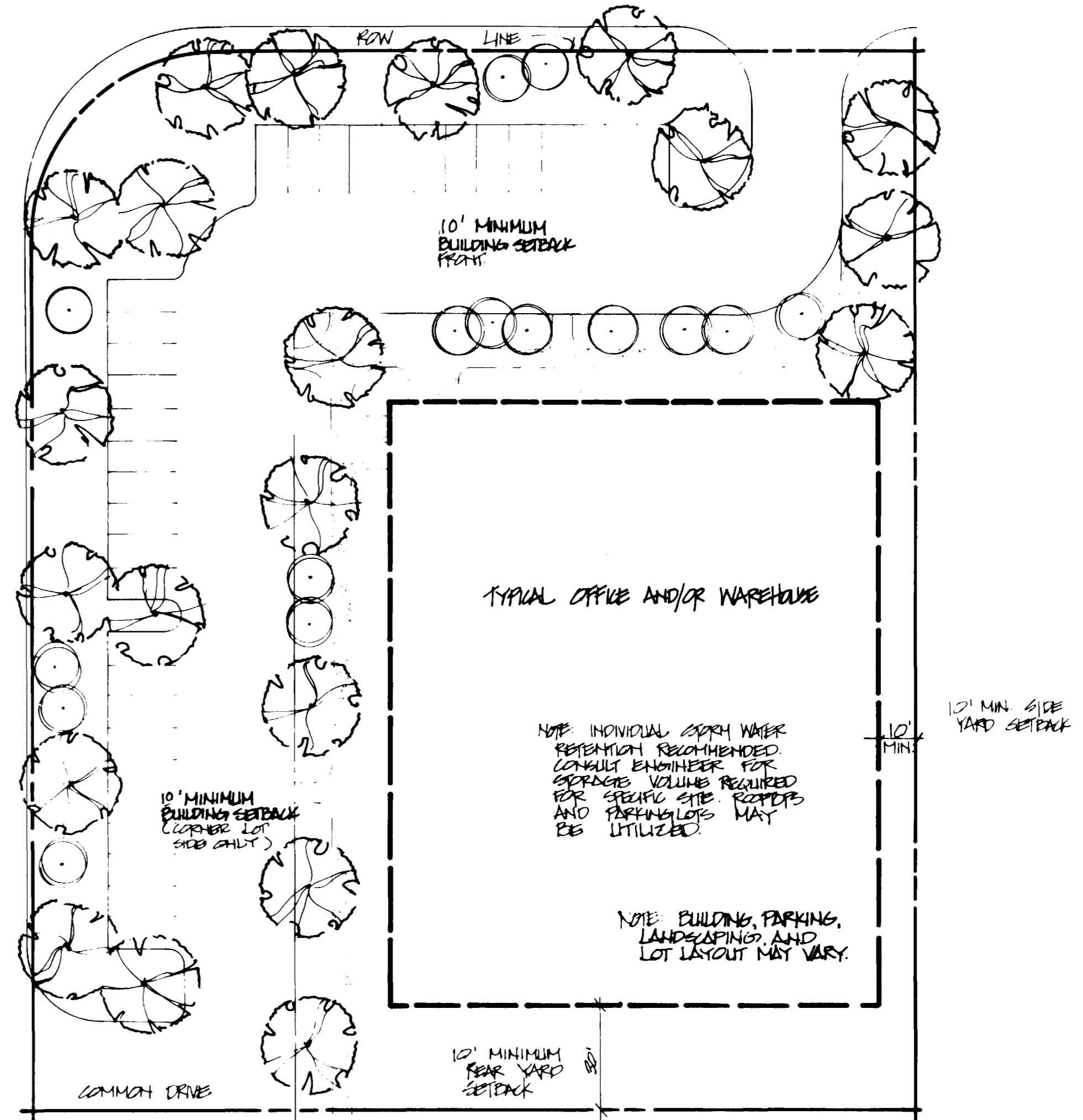
FUTURE DEVELOPMENT

ATTENTION WEST

NOTE: MIN. OF 10% LOT AREA LANDSCAPED

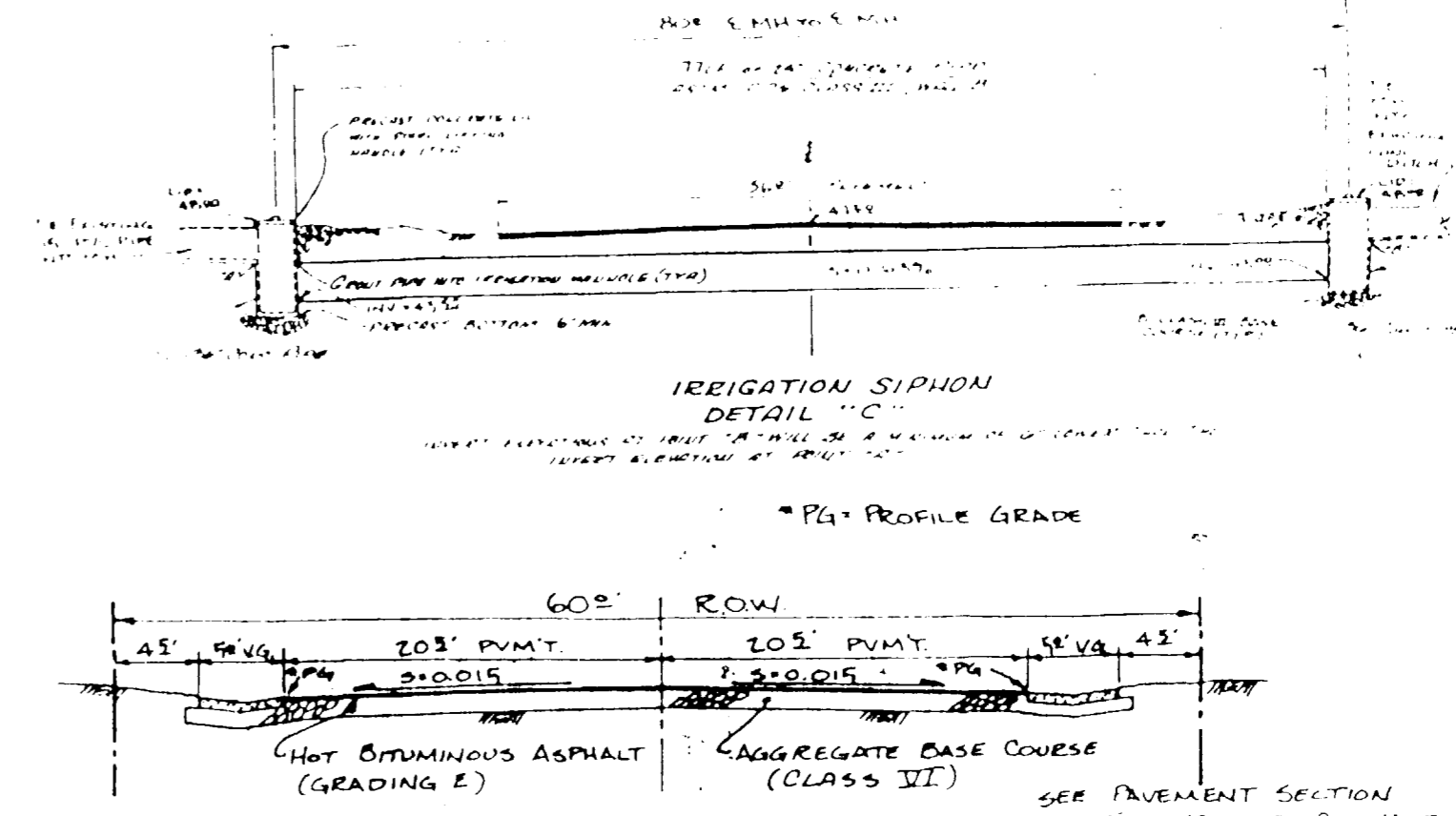
VARIETIES REQUIRING LITTLE WATER WHICH ARE APPROPRIATE FOR "DESERT LANDSCAPING" PLANS

| | Genus/Species | Common Name |
|---------|---------------------------------|-----------------------|
| Trees | Elaeagnus angustifolia | Russianolive |
| | Quercus occidentalis/canadensis | Redbud |
| | Pyracantha varieties | Firethorns |
| | Sorbus aucuparia | European Mountain Ash |
| | Pinus varieties | Pines |
| Shrubs | Juniperus varieties | Junipers |
| | Cotoneaster varieties | Cotoneasters |
| | Juniperus varieties | Junipers |
| | Rhus varieties | Sumacs |
| Grasses | Berberis varieties | Barberry's |
| | Pennisetum setaceum | Fountain Grass |
| | Yucca varieties | Yuccas |
| | Bouteloua dactyloides | Buffalo Grass |
| | Bouteloua gracilis | Blue Grama Grass |



TYPICAL LOT LAYOUT

NOTE: IF MORE THAN ONE LOT IS DEVELOPED WITH A SINGLE SIDE FRONT, THE INTERNAL SIDE AND/OR REAR SETBACK REQUIREMENTS ARE WAIVED.



TYPICAL ROADWAY SECTION

No SCALE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at _____ o'clock M., this _____ day of _____ A.D., 1983, and is duly recorded in Plat Book _____ at Page _____.

Clerk and Recorder

Deputy

Fees

